

# City of Carrollton

*1945 E. Jackson Road  
Carrollton, TX 75006*



## REGULAR WORKSESSION & MEETING

**Tuesday, October 14, 2025**

**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.
  - **Section 551.074** to discuss personnel matters.
    - Boards & Commissions Appointments
  - **Section 551.076** to discuss security matters.
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

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

4. Discuss **Amendments To The Carrollton Code Of Ordinances, Title IX, Chapter 91, Animal Regulations.**
5. Discuss **Changing Main And 4th Streets To One-Way Streets As Part Of The Quiet Zone Phase 3 Project.**
6. Discuss **Planning And Zoning Findings Related To Short Term Rentals.**
7. **Mayor And Council Reports And Information Sharing.**

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

**INVOCATION - Councilmember Andrew Palacios**

**PLEDGE OF ALLEGIANCE - Councilmember Nancy Cline**



**CITIZEN COMMENT**

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

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, 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.

**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**

- \*9. Consider Approval Of The September 23, 2025 Regular Meeting Minutes.

**CONTRACTS & AGREEMENTS**

- \*10. Consider Authorizing the City Manager To Enter Into An Agreement With Stryker Medical For The Purchase Of Eight (8) Stryker Lucas 3.1 Chest Compression Systems And Associated Charging Equipment For Carrollton Fire Rescue In An Amount To Not Exceed \$209,000.00.
- \*11. Consider Authorizing The City Manager To Enter Into An Agreement With Multiple Vendors Pursuant To RFP #25-054 For City Of Carrollton HVAC Services In An Amount Not To Exceed \$100,000.00 Annually, For A Four-Year Total Amount Not To Exceed \$400,000.00.

- \*12.** Consider Authorizing The City Manager To Negotiate And Execute A Services Contract With CSRS, LLC Through The TxShare State Cooperative For Grant Management Support Services In An Amount Not To Exceed \$800,000.00.
- \*13.** Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Two Ford F-150 Trucks From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$105,383.25.
- \*14.** Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ambulance Body From Southern Emergency & Rescue Vehicle Sales Through An Interlocal Agreement With Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$350,183.00.
- \*15.** Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Eleven Tahoes From Lake Country Chevrolet Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$950,086.83.

## **RESOLUTIONS**

- \*16.** Consider A Resolution Authorizing The City Manager To Take All Necessary Action Related To The Submission Of An Application Through The 2026 Rifle-Resistant Body Armor Grant Program And Acceptance Of A Specific Award Under The 2026 Rifle-Resistant Body Armor Grant Program (UASI) Grant For A Total Of \$51,836.40.
- \*17.** Consider A Resolution Of The City Council Of The City Of Carrollton, Texas, Finding That Oncor Electric Delivery Company LLC's ("Oncor" Or "Company") Application To Change Rates Within The City Should Be Denied; Finding That The City's Reasonable Rate Case Expenses Shall Be Reimbursed By The Company; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; Requiring Notice Of This Resolution To The Company And Legal Counsel For The Steering Committee.
- \*18.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 3 With AECOM For General Engineering Consultant Services Related To Project Management In An Amount Not To Exceed \$1,550,000.00, For A Revised Contract Amount Not To Exceed \$2,912,500.00.

- \*19.** Consider A Resolution Authorizing The City Manager To Enter Into An Interlocal Cooperation Agreement With Denton County For The Reconstruction Of Hebron Parkway Between Josey Lane and Meadow Drive In An Amount Not To Exceed \$6,375,000.00.
- \*20.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The EW Brake Neighborhood Rehabilitation Project, In An Amount Not To Exceed \$512,975.00.
- \*21.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The Josey Lane Screening Project, In An Amount Not To Exceed \$30,920.00.
- \*22.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The Francis Perry Neighborhood Rehabilitation Project, In An Amount Not To Exceed \$753,970.00.
- \*23** Consider A Resolution Authorizing The City Manager To Enter Into Interlocal Cooperation Agreements With Denton County For The Reconstruction Of Frankford Road Between Old Denton Road and Standridge Drive In An Amount Not To Exceed \$3,250,000.00.

#### **PUBLIC HEARING - INDIVIDUAL CONSIDERATION**

- 24.** Hold A Public Hearing To Consider An Ordinance Amending The Zoning For An Approximately 11.2-Acre Tract Zoned Planned Development District 39 (PD-39) For The (MF-18) Multi-Family Residential District And Located At 3500 Old Denton Road, To Repeal And Replace Ordinance No. 2905, Reestablishing Planned Development 39; To Increase The Maximum Building Height For The Assisted Living Facility To Three-Stories; To Modify Conceptual Plans And Revise Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-132 Aspens Rosemeade Senior Living.
- 25.** Hold A Public Hearing To Consider An Ordinance Amending The Zoning For An Approximately 10-Acre Tract Zoned Planned Development District 132 (PD-132) For The (O-4) Office District And Located At The Northwest Corner Of Josey Lane And Arbor Creek Drive; To Repeal And Replace Ordinance No. 4196, Reestablishing Planned Development 132; To Allow Additional Covered Parking, To Modify Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-137 Avenida Carrollton Covered Parking.

26. Hold A Public Hearing To Consider An Ordinance Of The City Council Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By Amending Article XX.1 Corporate Commercial District To Remove Certain Existing Restrictions On Uses And Article V. Use Of Land Concurrently, Revisions To Article V Would Reclassify XC Uses To Be Permitted By Right, SC Uses To Be Permitted By Way Of An SUP, AC Uses To Be Permitted As An Accessory Use By Right, And SAC Uses To Be Permitted By Way Of An SUP Within The Corporate Commercial District And To Remove The Allowed By Right Designation For The “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” And Article XXXIV. Definitions To Remove The Term “Structure” From The Building Coverage Definition. Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions. Case Coordinator: Emily Offer.

## PUBLIC FORUM

27. **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 8th day of October 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.
- **Section 551.074** to discuss personnel matters.
  - Boards & Commissions Appointments
- **Section 551.076** to discuss security matters.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## 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: 7382

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 4.

**CC MEETING: October 14, 2025**

**DATE:** September 15, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Cory Heiple, Environmental Services Director  
Shannon Hicks, Assistant City Manager

Discuss **Amendments To The Carrollton Code Of Ordinances, Title IX, Chapter 91, Animal Regulations.**

**BACKGROUND:**

Staff will present an overview of proposed amendments to the Code of Ordinances, Chapter 91. - Animal Regulations.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7395

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 5.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

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

Discuss **Changing Main And 4th Streets To One-Way Streets As Part Of The Quiet Zone Phase 3 Project.**

### **BACKGROUND:**

Staff will present the history, effects, and potential of changing main and 4th street to one-way streets as shown in the Downtown Masterplan in relation to the Quiet Zone Phase 3 project.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7405

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 6.

**CC MEETING: October 14, 2025**

**DATE:** October 7, 2025

**TO:** Erin Rinehart, City Manager

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

Discuss **Planning And Zoning Findings Related To Short Term Rentals.**



# 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:** 7.

**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:** Public Forum

**In Control:** City Council

**File Type:** Public Forum

**Agenda Number:** 8.

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

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# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7407

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Minutes

**Agenda Number:** \*9.

**CC MEETING:** October 14, 2025

**DATE:** October 7, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Chloe Sawatzky, City Secretary

Consider **Approval Of The September 23, 2025 Regular Meeting Minutes.**

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
SEPTEMBER 23, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, September 23, 2025 at 5:30 p.m. with the following members present: 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 Rinchart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

Mayor Steve Babick was absent.

**5:30 P.M. – COUNCIL BRIEFING ROOM**

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

Mayor Pro Tem Axberg called the meeting to order at 5:30 p.m. He advised that the agenda items would be rearranged for this meeting.

*Item 4 was addressed first.*

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

Agenda items were reviewed. Staff responded to Council's questions. Mayor Pro Tem Axberg stated that for Consent Item 24 there are two nominees, Mike Hennefer and Ann Pomykal.

City Secretary Chloe Sawatzky stated there is a typographical error in Item 26 and requested it be approved as amended.

Councilmember Richard Fleming had questions on Item 25. Councilmember Fleming inquired what the economic benefit is for approving this item. Economic Development Director Jenny Zeilfelder responded that there will be jobs creation for 1,200 fulltime employees, and the location of Josey and Parker will accelerate other growth at this intersection. She noted this is a financial institution locating in Carrollton that will promote similar financial relocations to Carrollton in the future. She advised that other Pennymac locations will be closing and moving their operations to this site as well. She responded to Councilmember Fleming's request for more information on Chapter 380 agreements.

Councilmember Fleming requested Item 25 be pulled from the Consent Agenda for separate consideration.

*Executive Session followed.*

**2. Council convened into Executive Session at 6:16 p.m. pursuant to Texas Government Code:**

- **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.

- **Section 551.072** to discuss certain matters regarding real property.
3. Council reconvened in Open Session at 6:42 p.m. to consider action, if any, on matters discussed in the Executive Session. No action was taken.

*Item 5 followed.*

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

**4. Discuss The Stormwater Drainage Fund.**

Prior to the presentation from Freese and Nichols, LLC (consultant) Chief Finance Officer Diana Vaughn provided an overview of the City of Carrollton's financial structure that includes an Enterprise Fund (self-supporting) for Utilities, Solid Waste, and the Golf Course. She added that legislative decisions, sales tax, inflation, upcoming bond needs and an economic slowdown have impacted the city's financial position. The purpose of this agenda item is to discuss adding a Stormwater Drainage Fund, which is allowed by state statutes.

Ms. Vaughn reviewed that on May 13<sup>th</sup> the Finance Committee discussed a stormwater drainage fund and on June 17<sup>th</sup> the City Council approved a study to be performed by Freese and Nichols. On July 29<sup>th</sup>, the Finance Committee met again and discussed the various service levels and fee levels included in the study and agreed upon recommendations to the Council. These service levels include fees for operations and maintenance as well as capital improvement projects. Ms. Vaughn stated that if Council agrees, the public hearing for this matter will be advertised on September 23<sup>rd</sup>, and on November 4<sup>th</sup>, the Council will hold a public hearing and adopt an ordinance enacting the Stormwater Drainage Fund and associated fees applicable to residential and commercial properties. The effective date of the ordinance and fees would be in October.

Trey Shanks, Freese and Nichols, reviewed that state law allows for the collection of stormwater drainage fees that can only be used on stormwater flood relief and prevention. He noted that in FY25 the city budget includes \$2.3 million in storm related expenditures. He advised that through the study Freese and Nichols performed it was learned that Carrollton has a lot of aging infrastructure related to storm drainage. He said the average Carrollton residence has 3,300 square feet of impervious area (hard surface: i.e., garages, driveways, patios, etc.) which creates runoff. Commercial properties' impervious areas amount for considerably more. The study has applied three size ranges for residential and commercial properties that should have different fee rates.

Mr. Shanks provided recommendations on three levels of residential fees for operations and maintenance that range from \$2.35 to \$4.65 per month based on size and service levels. Fees for capital improvements based on the proposed service levels and size ranged from \$2.15 to \$3.05 per month. Rates for commercial properties were also provided. He noted that the rates proposed include exemptions for religious properties, school district properties and charter school properties. Stormwater fee ranges compared to other area cities' fees were provided.

Ms. Vaughn asked the Council for guidance on the exemptions, service levels, and advertising dates. The Council's consensus was to exempt religious and school properties from the fees. Councilmember Carpenter advised the Finance Committee agreed on service level 3 for operations and maintenance



and service level 2 on capital improvements. Council agreed on the recommendation of the service levels from the Finance Committee and for the public hearing and ordinance adoption dates.

Discussion followed regarding specific identified capital projects that are needed now and in the future.

*Item 1 followed.*

**5. Discuss Crime, Trafficking, And Child Safety Zones In Residential Districts Relative To Short Term Rentals.**

Attorney Meredith Ladd advised that in response to Council's desire for more information regarding short-term rentals, she requested Dr. Del Carmen provide an overview of a study conducted. Dr. Del Carmen provided his background.

Dr. Del Carmen stated that short-term rental (STR) properties are vulnerable due to the absence of permanent residents, an anonymous booking system and a lack of full integration into a residential neighborhood. Statistics regarding the number of STRs in particular zip codes, compliance with permitting regulations, police related calls for service, and code enforcement violations were presented. Recommendations as a result of the study findings include enhanced background screening protocols and targeted enforcement strategies. Other recommendations included technology integration, data sharing agreements, geographic risk management and human trafficking prevention. Long-term strategic changes include zoning restrictions and economic incentives.

*At 7:15 p.m. Mayor Pro Tem Axberg adjourned the Worksession to convene the Regular Session*

*Following the Regular Session, Worksession Item 5 continued.*

Attorney Meredith Ladd summarized what had been presented previously on this item. She provided a presentation about regulating Child Safety Zones. She included an overview of studies and actions taken by other states relative to registered sex offenders. She added that in some states, hotel staff are trained in anti-trafficking efforts.

She reviewed the City of Carrollton's Code of Ordinances pertaining to the residency requirements for registered sex offenders. She added that the state has laws as well, however since Carrollton is a Home Rule City, it also has its own regulations and registration requirements. Carrollton's Code of Ordinances states that registered sex offenders may not reside within 1,000 feet of locations where children commonly gather, and when located in the city, they must report their location to law enforcement after three days.

Potential solutions to discourage use of STRs by registered sex offenders included a more stringent background check of those who apply to rent an STR and require a minimum five-night stay for example.

**6. Discuss Regional MetroX Emergency Response Exercise.**

Emergency Management Coordinator Elliott Reep advised that in preparation for next year's large scale sporting event being held in Dallas, the North Central Texas Council of Governments has engaged The Olsen Group to prepare and execute a multi-agency exercise.

Gabriella Mantecon with The Olsen Group, advised that on October 27<sup>th</sup>, 28<sup>th</sup>, and 29<sup>th</sup> there will be a coordinated exercise that includes 2,500 public safety and government agency personnel from 70-80 cities, counties, universities and airports. The exercise scenario is a complex coordinated terrorist attack impacting multiple jurisdictions and sites with the region. The purpose of the exercise is to evaluate and enhance emergency coordination and preparedness in anticipation of upcoming large-scale regional events.

In Carrollton, the exercise will be held at the McKinnish Sports Complex as a fan (watch party) site. The test will be an outdoor active shooter incident. Personnel involved includes 200 SWAT personnel, drone operators, and EMS personnel. Other personnel participating include communications, public safety, parks personnel and volunteers. A list of hospitals participating as treatment sites for injured people was provided.

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

Council reviewed their recent activities and upcoming events.

*Meeting was adjourned at 9:14 p.m.*

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

Mayor Pro Tem Axberg called the Regular meeting to order at 7:15 p.m.

**INVOCATION** – Mayor Pro Tem Axberg

**PLEDGE OF ALLEGIANCE** – Councilmember Rowena Watters

**PRESENTATIONS**

**8. Present A Proclamation Recognizing Hispanic Heritage Month.**

Mayor Pro Tem Axberg read a proclamation recognizing September 15 through October 15, 2025 as:

“Hispanic Heritage Month”

Mayor Pro Tem Axberg presented it to the *Creekview Folklorico Dancers* who then performed. He also recognized Deputy Mayor Pro Tem Palomo and Councilmember Palacios, and Carrollton ISD Trustee Carolyn Benavides and Justice of the Peace Blanco who were in attendance.

**9. Present Certificate To The Mayor’s Spotlight Award Recipient.**

Mayor Pro Tem Axberg stated that the Mayor’s Spotlight Award is to recognize local businesses for their retention, expansion and contributions to the City of Carrollton. This year the award goes to “BuzzBallz”. A video showing the production process and factory was presented. The certificate was presented to Sammy Nassiri, Vice-President of BuzzBallz. He provided some background on the company and expressed his appreciation to the City of Carrollton.

**10. Present A Proclamation To The United Way Of Denton County Recognizing Live United Month.**

Mayor Pro Tem Axberg read a proclamation recognizing September as:

“United Is The Way Month”

He presented the proclamation to Christine Jones, Chief Development Officer for Denton County United Way. She expressed her appreciation to the City of Carrollton.

**11. Present A Proclamation Recognizing Emergency Preparedness Month.**

Mayor Pro Tem Axberg read the proclamation recognizing September 2025 as Emergency Preparedness Month in the City of Carrollton. He presented the proclamation to Carrollton’s Emergency Management Coordinator Elliott Reep.

**12. Present Life Saving Award To Public Works Manager Josh Cohron For In-Flight Response To Medical Emergency.**

Fire Chief Mike Thompson provided details of an emergency incident that occurred on a flight where Public Works Manager Josh Cohron was able to assist a passenger in medical distress. Mr. Cohron’s actions resulted in the patient receiving the assistance needed and ultimately the medical care needed. Chief Thompson presented the Life Saving Award to Mr. Cohron and explained that in Carrollton, the Public Works staff are trained as emergency responders. Mr. Cohron expressed his appreciation to the Fire Department staff for providing the training.

**CITIZEN COMMENT**

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Mayor Pro Tem Axberg opened the Citizen Comment period.

Adam Polter spoke in opposition to Item 25. He also expressed concern over the Council not discussing each Consent Agenda item during the Worksession.

Harper Andrews spoke regarding Item 26 and in favor of the DART representative having only one city to represent.

Khan Lee spoke regarding Item 26 and in favor of the DART representative having only one city to represent.

Lisa Sutter spoke in favor of Item 25.

Citizen Comment period was closed.

### 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 said that Items 24 and 26 are being considered as amended and Item 25 is being pulled for separate discussion.

**Councilmember Cline moved to approve Consent Agenda Items 14-24 and 26 as amended; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.**

### MINUTES

**\*14. Consider Approval Of The August 5, 2025 Regular Meeting Minutes.**

**\*15. Consider Approval Of The August 19, 2025 Regular Meeting Minutes.**

### CONTRACTS & AGREEMENTS

**\*16. Consider Authorizing The City Manager To Enter Into An Agreement With Jackson Creek Mfg., Inc., Pursuant To BID #25-057 For The Purchase Of A Pet Adoption Trailer In An Amount Not To Exceed \$65,000.00 For A One-Time Purchase.**

**\*17. Consider Authorizing The City Manager To Execute A Change Order To The Contract With Recordables Inc. For Risk Management Software Pursuant To BID #24-062, Increasing The Contract By \$9,618.50 Annually, For A New Total Contract Amount Not To Exceed \$149,237.00.**

**\*18. Consider Authorizing The City Manager To Approve A Contract With Garret Shields Infrastructure, LLC For 2022 Miscellaneous Street Reconstruction (Cromwell Dr & Cemetery Hill Rd) Project In An Amount Not To Exceed \$4,244,054.00.**

**\*19. Consider Authorizing The City Manager To Enter Into An Agreement With B & E Concrete Paving, LLC Pursuant To BID #25-052 For Collector Street Panel Replacement In An Amount Not To Exceed \$2,000,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$6,000,000.00.**

- \*20. Consider Authorizing The City Manager To Enter Into An Agreement With Ratliff Hardscape, Ltd. Pursuant To BID #25-053 For Brick Screening Wall And Retaining Wall Facades Repairs In An Amount Not To Exceed \$200,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$600,000.00.**
- \*21. Consider Authorizing The City Manager to Enter Into An Agreement With Roadway Asset Services, LLC Through An Interlocal Agreement With HGACBuy For Paving And Asset Management Services To Perform A Citywide Sidewalk Condition Assessment Survey In An Amount Not To Exceed \$597,700.00.**
- \*22. Consider Authorizing The City Manager To Renew The Agreement With Amazon Business, LLC Through Omnia Partners Purchasing Cooperative For Three (3), One (1) Year Terms In An Amount Not To Exceed \$303,500.00 Annually, For A Total Contract Amount Not To Exceed \$910,500.00.**

## **ORDINANCES**

- \*23. Consider An Ordinance Amending Ordinance No. 4033 By Designating The Number of Police Sergeant Positions In The Carrollton Police Department.**

## **RESOLUTIONS**

- \*24. Consider A Resolution Nominating A Candidate To Be A Member Of The Board Of Directors For The Denton Central Appraisal District.**
- \*25. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Pennymac Loan Services, LLC, Establishing A Program Of Grants To The Company For Its Relocation And The Creation Of Jobs At 5025 Plano Parkway To Promote Local Economic Development And Stimulate Business And Commercial Activity Within The City For A Job Creation Grant Amount Not To Exceed \$1,800,000.**

This item was pulled for separate consideration. Councilmember Fleming advised that the key purpose of Chapter 380 agreements is to attract new business and encourage growth of existing business. He advised that this business would be relocating to Carrollton from Plano and Fort Worth. He added that he does not feel that will provide significant sales tax revenue and does not provide benefit to the City of Carrollton. He added that he will vote against this item. Councilmember Carpenter asked Economic Development Director Jenny Zeilfelder where the money for the grant would come from and she responded from the Economic Development Fund. He confirmed with Ms. Zeilfelder that if the incentive is for 1,200 employees is not met, then Pennymac will not receive the incentive money. Councilmember Fleming confirmed with Ms. Zeilfelder that the Economic Development Fund is funded from the City of Carrollton's General Fund. Clarification on the number of jobs followed and it was confirmed that this is a jobs creation grant. Ms. Zeilfelder said that 300-400 jobs will come from Plano and the remainder will come from five other locations being consolidated to the Carrollton site.

**Councilmember Carpenter moved to approve Item 25; Deputy Mayor Pro Tem Palomo seconded the motion. The motion was approved with a vote of 6-1. Councilmember Fleming voted in opposition.**

- \*26. Consider A Resolution Supporting Individual Representation For Each Member City On The DART Board Of Directors With Weighted Voting.

## PUBLIC FORUM

27. **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 Pro Tem Axberg opened the Public Forum.

Natalie Laflor, \_\_\_\_\_: Spoke encouraging composting.

Kabash Shaw, 4551 Lamppost Dr.: Invited the Council to the BAPS Festival of Lights.

There being no other speakers, Mayor Pro Tem Axberg closed the public forum.

*The Worksession was reconvened at 8:26 p.m. to continue with Item 5.*

**ADJOURNMENT** - Mayor Pro Tem Axberg adjourned the formal meeting at 8:20 p.m.

**ATTEST:**

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

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



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7374

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*10.

**CC MEETING: OCTOBER 14, 2024**

**DATE:** September 11, 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 Stryker Medical For The Purchase Of Eight (8) Stryker Lucas 3.1 Chest Compression Systems And Associated Charging Equipment For Carrollton Fire Rescue In An Amount To Not Exceed \$209,000.00.**

### **BACKGROUND:**

This agenda item is for the purchase of eight (8) Stryker Lucas 3.1 Chest Compression Systems and associated charging equipment. This purchase is to replace existing Stryker Lucas Chest Compression Devices that have reached the end of their usable life. This purchase is being made using a sole source provider, Stryker Medical Corporation. The Fire Department has a sole source letter on file.

### **FINANCIAL IMPLICATIONS:**

The Stryker Lucas 3.1 Chest Compression Systems and associated equipment will be purchased from funds budgeted in the Fire Department's Fiscal Year 2026 budget.

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

Carrollton Fire Rescue paramedics use these chest compression systems when providing lifesaving care to patients experiencing Cardiac Arrest. These devices function as force multipliers, delivering consistent, high-quality CPR during cardiac arrest calls, which free up paramedics to perform other critical life-saving tasks during emergencies. They also ensure safer and more effective patient care during transport to medical facilities, while enhancing paramedic safety by allowing them to remain seated and belted during transport.

### **STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to enter into an agreement with Stryker Medical to

purchase eight (8) Stryker Lucas 3.1 Chest Compression Systems and associated charging equipment in an amount not to exceed \$209,000.00. This purchase will be through a sole source provider, Stryker Medical Corporation.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7389

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*11.

**CC MEETING: October 14, 2025**

**DATE:** September 18, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Dwayne Bianco, Fleet and Facilities Director  
Shannon Hicks, Assistant City Manager

**Consider Authorizing The City Manager To Enter Into An Agreement With Multiple Vendors Pursuant To RFP #25-054 For City Of Carrollton HVAC Services In An Amount Not To Exceed \$100,000.00 Annually, For A Four-Year Total Amount Not To Exceed \$400,000.00.**

### **BACKGROUND:**

This contract will be utilized by the Facilities Department to assist in providing HVAC services to the City of Carrollton. The awarded vendors will assist with different HVAC needs for our City buildings and properties to include installing, maintaining, and repairing ventilation and air conditioning systems and equipment.

On August 5, 2025, the City issued RFP #25-054 for HVAC Services. Bid notifications were posted online, previous and interested vendors were contacted, as well as advertisements placed in the Dallas Morning News. Seventeen vendors submitted responses.

The Facilities Department reviewed the submissions based on the selection criteria, which include price and vendor references. Two (2) vendors were selected who met the City's requirements. The vendors selected are Entech Sales and Service and Berger Engineering Company.

The award will be for a two-year initial term. The award also includes two additional one-year renewal options, if mutually agreed upon by the City and the vendor, for a potential four-year total contract not to exceed \$400,000.00.

### **FINANCIAL IMPLICATIONS:**

The services on RFP #25-054 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>
161001	61190	\$100,000.00

**IMPACT ON COMMUNITY SUSTAINABILITY:**

This project supports and aligns with the City Council's goals and objectives to manage infrastructure with fiduciary care.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommend City Council authorize the City Manager to enter into agreements with multiple vendors pursuant to RFP #25-054 for HVAC Services in an amount not to exceed \$100,000.00 annually, for a four-year total amount not to exceed \$400,000.00.

<b>Event Number</b>	25-054	<b>Organization</b>	City of Carrollton Purchasing
<b>Event Title</b>	HVAC Services	<b>Workgroup</b>	Purchasing
<b>Event Description</b>	The City of Carrollton is soliciting P	<b>Event Owner</b>	Julie Ketterer
<b>Event Type</b>	RFP	<b>Email</b>	
<b>Issue Date</b>	8/5/2025 02:00:01 PM (CT)	<b>Phone</b>	(972) 466-3105
<b>Close Date</b>	8/20/2025 02:00:00 PM (CT)	<b>Fax</b>	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
TEX-AIR FILTERS DALLAS	DALLAS	TX	8/18/2025 11:27:32 AM (CT)	3	\$11.00
Travis Mechanical	Carrollton	TX	8/11/2025 05:19:43 PM (CT)	8	\$876.00
UCBM HVAC Inc	Dallas	TX	8/20/2025 12:39:38 PM (CT)	8	\$882.50
Robinson Taylor Industries LLC	Corsicana	TX	8/20/2025 10:32:24 AM (CT)	9	\$1,430.00
3D Mechanical Service Company	Kaufman	TX	8/20/2025 11:17:39 AM (CT)	12	\$1,455.00
Denali CS (Denali Construction Services, LP)	Carrollton	TX	8/19/2025 01:56:47 PM (CT)	12	\$1,620.00
LPC Industries LLC	Austin	TX	8/20/2025 08:47:05 AM (CT)	12	\$1,740.00
Berger Engineering Company	Carrollton	TX	8/20/2025 11:18:22 AM (CT)	12	\$1,747.50
CEC Facilities Group, LLC	Irving	TX	8/18/2025 01:34:36 PM (CT)	12	\$1,765.00
Mechanical & Plumbing Systems, LLC	Royse City	TX	8/18/2025 11:58:50 AM (CT)	12	\$1,814.00
SCG Mechanical	Houston	TX	8/7/2025 12:47:31 PM (CT)	12	\$1,895.00
Reliable Plant Maintenance, Inc.	McKinney	TX	8/18/2025 01:33:39 PM (CT)	12	\$2,030.00
Entech Sales and Service	Dallas	TX	8/20/2025 11:11:58 AM (CT)	12	\$2,285.00
RushCo Energy Specialists Inc.	Fort Worth	TX	8/18/2025 08:53:28 AM (CT)	11	\$2,455.00
Texas Air Mechanical (HVACR Services Inc.)	Keller	TX	8/13/2025 01:16:38 PM (CT)	12	\$2,521.00
Daikin Applied Americas Inc.	Minneapolis, MN , 55441	MN	8/20/2025 01:04:52 PM (CT)	12	\$2,645.00
Mr. Duct Cleaner Dallas Proper (MDC Dallas Proper)	Garland, TX	TX	8/19/2025 01:01:15 PM (CT)	1	\$4,500.00

**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: 7397

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*12.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 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 Negotiate And Execute A Services Contract With CSRS, LLC Through The TxShare State Cooperative For Grant Management Support Services In An Amount Not To Exceed \$800,000.00.**

### **BACKGROUND:**

The City of Carrollton regularly pursues and receives federal and state grants to support major capital projects, including transportation, drainage, parks, and trail initiatives. These funds provide significant opportunities to leverage local resources, but they also require specialized administration, compliance with federal regulations, and detailed reporting.

Grant administration is complex and resource-intensive, involving documentation, monitoring, auditing, and coordination with multiple agencies. In order to ensure compliance and maximize the effectiveness of awarded funds, staff recommends contracting with CSRS, LLC through the TxShare state cooperative. CSRS has extensive experience in federal grant administration and disaster recovery funding, enabling the City to more efficiently manage grants on an as-needed basis while allowing staff to focus on timely project delivery.

### **FINANCIAL IMPLICATIONS:**

The proposed contract will provide authorization to spend up to \$800,000.00. Funds will be allocated on a project-by-project basis and charged to the appropriate capital or operating fund depending on the type of grant-supported project. Costs will be assigned to eligible projects as needed.

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

This project will support the City Council's strategic objectives and vision of building a community that

families and businesses want to call home by:

Supporting the development of community amenities such as parks, trails, and infrastructure that enhance quality of life (Hospitality)

Improving efficiency and effectiveness in project delivery through specialized support (Optimize)

Fostering resiliency and accountability in managing federal funds to deliver projects that strengthen Carrollton's neighborhoods and long-term sustainability (Motivate)

Leveraging outside funding to maximize local resources and steward taxpayer dollars responsibly (Economical)

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council authorize the City Manager to enter into a services contract with CSRS, LLC through the TxShare state purchasing cooperative for grant management support in an amount not to exceed \$800,000.00.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7400

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*13.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Dwayne Bianco, Director of Fleet and Facilities  
Shannon Hicks, Assistant City Manager

**Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Two Ford F-150 Trucks From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$105,383.25.**

### **BACKGROUND:**

Fleet Services recommends the purchase of two vehicles assigned to the Police Department. The recommended purchase will consist of two Ford F-150 crew cab trucks. The current vehicles in the fleet will be retired according to the Fleet's policy on age and maintenance. The expected life span of these types of vehicles is 10 years. The vehicles being replaced are at least 11 years old.

One unit is an F-150 crew cab and will go to the Police CID Department. This unit is used by Police staff around the city. One unit is a Ford F-150 that will be assigned to the Traffic Department and will be used to tow the radar trailer.

### **FINANCIAL IMPLICATIONS:**

The vehicles will be purchased using budgeted funds in the Fleet Replacement Budget.

### **QUOTE:**

Silsbee Ford (via TIPS): \$105,383.25

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

Purchasing vehicles such as these ensures that City employees have the resources necessary to do their job, which is a City Council strategic goal.

### **STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommend City Council authorize the City Manager to approve a contract for the purchase of two Ford F-150 crew cabs from Silsbee Ford in an amount not to exceed \$105,383.25 through an interlocal agreement with the TIPS purchasing cooperative.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7401

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*14.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Dwayne Bianco, Fleet and Facilities Director  
Shannon Hicks, Assistant City Manager

Consider **Authorizing The City Manager To Approve A Contract For The Purchase Of One Ambulance Body From Southern Emergency & Rescue Vehicle Sales Through An Interlocal Agreement With Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$350,183.00.**

### **BACKGROUND:**

Fleet Services recommends the purchase of one ambulance body assigned to the Fire Department. The recommended purchase will be the replacement of unit 30003. The average life span of an ambulance is 5 years. The vehicle being replaced has been in service for over 6 years and Fleet is recommending its replacement due to maintenance and age.

The new ambulance box is available from Southern Emergency & Rescue Vehicle Sales. The ambulance body component will be installed on an F-550 chassis at Southern Emergency & Rescue Vehicles. The component will be purchased through the Sourcewell purchasing cooperative. This purchasing cooperative entity meets all state of Texas competitive bidding requirements.

### **FINANCIAL IMPLICATIONS:**

This vehicle will be purchased using budgeted funds in the Vehicle Replacement Fund.

### **QUOTES:**

Southern Emergency (Sourcewell): \$350,183.00

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

Purchasing vehicles such as this ensures that City employees have the resources necessary to do their job, which is a Council strategic goal.



**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council authorize the City Manager approve a contract to purchase one ambulance body from Southern Emergency & Rescue Vehicle Sales through an interlocal agreement with Sourcewell purchasing cooperative in an amount not to exceed \$350,183.00.



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7403

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*15.

**CC MEETING: October 14, 2025**

**DATE:** October 7, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Dwayne Bianco, Fleet and Facilities Director  
Shannon Hicks, Assistant City Manager

**Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Eleven Tahoes From Lake Country Chevrolet Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$950,086.83.**

### **BACKGROUND:**

Fleet Services is recommending the purchase of eleven Tahoes that will be assigned to the Police Department. The Chevrolet Tahoe is the workhorse of the Police Department. This purchase will replace ten Tahoes based on the Fleet replacement policy on age, maintenance, and mileage. One additional Tahoe will be purchased for the Patrol Division. This addition to the fleet was approved in this year's budget.

The Tahoes will be purchased with the customized lighting packages, camera and computer wiring, interior modifications and ballistic panels installed before delivery. Fleet Services and the Police Department have collaborated to streamline this process so the Tahoes can be purchased as a turnkey package. This will standardize the build and allow faster availability of the units to be put into service when they are delivered to the City.

Staff recommends acquiring the vehicles with the bid from Lake Country Chevrolet through TIPS. The TIPS cooperative purchasing entity meets all state of Texas competitive bidding requirements. 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.

### **FINANCIAL IMPLICATIONS:**

The vehicles will be purchased with budgeted funds from the Fleet Replacement Fund and Police Department operations fund in the amounts listed below.

**QUOTE**

Lake Country Chevrolet (via TIPS)

Tahoes (11 units):

Patrol Units (10) \$863,715.30

School Resource Unit (1) \$ 86,371.53

Total \$950,086.83

**IMPACT ON COMMUNITY SUSTAINABILITY:**

Purchasing vehicles such as these ensures that City employees have the resources necessary to do their job, which is a City Council strategic goal.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council authorize the City Manager to approve a contract for the purchase of eleven Tahoes from Lake Country Chevrolet through an interlocal agreement with the TIPS purchasing cooperative in an amount not to exceed \$950,086.83.

## Carrollton Fleet Replacement Schedule October FY 25-26

October 14, 2025	
Units Purchased	0
Purchases under 100k not needing council approval	1
Units Currently Being Presented to Council	14
Deferred Units	2
Approved ATB's*	2
Remaining Purchases Needed	50
Total	67

\*Addition to Base units are included in Total of 67



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7388

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*16.

**CC MEETING: October 14, 2025**

**DATE:** September 24, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Elliott Reep, Emergency Management Coordinator  
Robert Arredondo, Chief of Police

Consider A **Resolution Authorizing The City Manager To Take All Necessary Action Related To The Submission Of An Application Through The 2026 Rifle-Resistant Body Armor Grant Program And Acceptance Of A Specific Award Under The 2026 Rifle-Resistant Body Armor Grant Program (UASI) Grant For A Total Of \$51,836.40.**

### **BACKGROUND:**

The purpose of the Rifle-Resistant Body Armor Grant Program is to support Law Enforcement capabilities and enhance Officer Safety. The Carrollton Office of Emergency Management (OEM) has submitted a project for FY26 Rifle Resistant Body Armor Grant funds in the amount of \$51,836.40 to purchase replacement body armor sets for the NORTEX SWAT Team. This grant was approved by the Grant Committee on 2/12/2025, and was included in the passed FY 2026 budget. This grant will allow CPD to replace all remaining older model body armor sets currently in service.

### **FINANCIAL IMPLICATIONS:**

All funding will be provided through the reimbursement grant award, there will be no general fund obligations. Maintenance for the projects will be provided by the individual departments. Listed below is the project amount.

FY26 Rifle-Resistant Body Armor Grant - Body Armor Sets - \$51,836.40

### **COMMUNITY IMPACT:**

Items purchased through this grant awards will support Police and NORTEX operations and enhance officer safety allowing for more efficient operations and less impact on the community.

### **STAFF RECOMMENDATION/DESIRED ACTION:**

Staff recommends City Council approve a resolution authorizing submission and acceptance of the FY 2026 Rifle-Resistant Body Armor Grant project in the amount of \$51,836.40.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTION TO ENSURE THE SUBMISSION OF APPLICATION, AND THE ACCEPTANCE OF ANY AWARD GRANTED, THROUGH THE 2026 RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM, FOR SWAT BODY ARMOR REPLACEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Carrollton (the “City”) strives to provide for the protection of its citizens by pursuing all available means of enhancing public safety preparedness and response capabilities; and

**WHEREAS**, the City recognizes the Rifle-Resistant Body Armor Grant Program administered in the State of Texas by the Office of the Governor is an important component in this effort and seeks to secure funds through this program; and

**WHEREAS**, the City Council of the City (“City Council”) agrees that in the event of loss or misuse of the funds, the City Council assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, the City Council designates the City Manager, or her designee, as the grantee’s authorized official for 2026 Rifle-Resistant Body Armor Grant number 5412201, with the power to apply for, accept, reject, alter, or terminate the Grant on behalf of the City.

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

**SECTION 1:**

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

**SECTION 2:**

The City Council hereby authorizes the City Manager to take all necessary action to effectuate both the submission of the grant application for the 2026 Rifle-Resistant Body Armor Program, Grant Number 5412201, to the Office of the Governor, and acceptance of the awarded funds in the amount of \$51,836.40.

**SECTION 3:**

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

**SECTION 4:**

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

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas  
this 14<sup>th</sup> day of October, 2025

**CITY OF CARROLLTON, TEXAS**

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

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





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7390

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*17.

**CC MEETING:** October 14, 2025

**DATE:** September 29, 2025

**TO:** City Council

**FROM:** Meredith A. Ladd, City Attorney

Consider A Resolution Of The City Council Of The City Of Carrollton, Texas, Finding That Oncor Electric Delivery Company LLC's ("Oncor" Or "Company") Application To Change Rates Within The City Should Be Denied; Finding That The City's Reasonable Rate Case Expenses Shall Be Reimbursed By The Company; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; Requiring Notice Of This Resolution To The Company And Legal Counsel For The Steering Committee.

### BACKGROUND:

On June 26, 2025, Oncor Electric Delivery Company ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. The impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of this Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas where the appeal will be consolidated with Oncor's filing (i.e. PUC Docket No 58306) currently pending at the Commission.

All cities with original jurisdiction will need to adopt the Resolution *prior to* October 29, 2025.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends approving the Resolution as attached.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S ("ONCOR" OR "COMPANY") APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.**

**WHEREAS**, the City of Carrollton, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

**WHEREAS**, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

**WHEREAS**, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

**WHEREAS**, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

**WHEREAS**, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

**WHEREAS**, the Steering Committee's members and attorneys recommend that members deny the Application.

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

**SECTION 1**

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

**SECTION 2**

The rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

**SECTION 3**

Oncor shall continue to charge its existing rates to customers within the City.

**SECTION 4**

The City's reasonable rate case expenses shall be reimbursed in full by Oncor.

**SECTION 5**

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**SECTION 6**

A copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

**SECTION 7**

This Resolution shall take effect upon passage.

PASSED AND APPROVED this 14<sup>th</sup> day of October, 2025.

**CITY OF CARROLLTON**

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

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



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7391

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*18.

**CC MEETING: October 14, 2025**

**DATE:** September 30, 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. 3 With AECOM For General Engineering Consultant Services Related To Project Management In An Amount Not To Exceed \$1,550,000.00, For A Revised Contract Amount Not To Exceed \$2,912,500.00.**

### **BACKGROUND:**

On February 20, 2024, City Council approved a resolution authorizing the City Manager to execute a professional services agreement with AECOM for general engineering consultant services related to project management. The original contract provided for one project manager to oversee construction projects for the City.

Contract Amendment No. 1 provided an additional project manager focused on vertical construction projects similar to: City Jail Upgrades, Fire Station 5/South Service Center Construction, Oak Creek Tennis Center Improvements, and City Hall Phase 2.

Contract Amendment No. 2 provided an additional project manager focused on vertical construction and extend the availability of the initial project manager to full-time.

Contract Amendment No. 3 will continue to provide project management services for both vertical and horizontal construction projects.

A formal selection process was conducted, by which a request for qualifications (RFQ) was publicly advertised and firms were evaluated on criteria that included their understanding of the required services, similar project experience, personnel depth and company qualifications. The most qualified firms are identified by staff and then approved by City Council.

**FINANCIAL IMPLICATIONS:**

Funding for these services will come from the respective capital project fund and is currently available.

Staff is proposing this contract amendment with a total amount not to exceed \$1,550,000.00. Project selection will be based on individual capabilities, variability in project size and scope requirements.

**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:

- Ensuring construction provided to the City meets project requirements.
- Continuing to complete construction projects in a timely manner.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council approval of a resolution authorizing the City Manager to negotiate and execute contract amendment no. 3 with AECOM for general engineering consultant services related to project management in an amount not to exceed \$1,550,000, for a total maximum fee not to exceed \$2,912,500.00.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE CONTRACT AMENDMENT NO. 3 WITH AECOM FOR GENERAL ENGINEERING CONSULTANT SERVICES RELATED TO PROJECT MANAGEMENT; 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 contract amendment no. 2 with AECOM for general engineering consultant services in an amount not to exceed \$1,550,000.00, for a total amount not to exceed \$2,912,500.00.

**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 14th day of October 2025.**

**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



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7393

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*19.

**CC MEETING: October 14, 2025**

**DATE: October 6, 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 Enter Into An Interlocal Cooperation Agreement With Denton County For The Reconstruction Of Hebron Parkway Between Josey Lane and Meadow Drive In An Amount Not To Exceed \$6,375,000.00.**

### **BACKGROUND:**

In November 2022, Denton County's Transportation Road Improvement Program - 2022 ("TRIP-22") was passed by the voters. The program will fund more than 119 projects in more than 32 municipalities and unincorporated areas. The project list includes state highways, local arterial within cities, safety improvements, and county roads and bridges. The City of Carrollton had three overall projects selected with multiple phases of each project: Hebron Parkway, Frankford Road, and the EB Frankford Road Bridge.

Hebron Parkway was included in the 2022 Denton County bond with a total amount of \$24,775,000. Council approved the initial ILA with Denton County for Hebron Parkway from Hamilton Drive to Sam Rayburn Tolloway (SH 121) on November 21, 2023.

Council approved the design contract for Hebron Parkway on January 7, 2025 and it is approximately 30% designed.

This interlocal cooperation agreement (ICA) provides funding for the reconstruction of Hebron Parkway between Josey Lane and Meadow Drive. The total cost for design, construction and associated costs of this segment is estimated at \$17.5 million.

### **FINANCIAL IMPLICATIONS:**

Under the terms of the ICAs, Denton County will provide up to \$6,375,000 for this section of Hebron



Parkway. Any additional costs beyond the scope of the ICAs will come from City funds via the Streets Consolidated Account.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

These projects will contribute to community sustainability by:

Sustaining quality of life - The replacement of substandard street pavement on Hebron Parkway will increase mobility and reduce traffic issues.

Sustaining day-to-day operations - The replacement of substandard street pavement should reduce the need for non-scheduled or emergency repairs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends that City Council authorize the City Manager to enter into this Interlocal Cooperation Agreement with Denton County in an amount not to exceed \$6,375,000.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS  
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL  
COOPERATION AGREEMENT WITH DENTON COUNTY, FOR THE  
RECONSTRUCTION OF HEBRON PARKWAY BETWEEN JOSEY LANE AND  
MEADOW DRIVE; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:**

The City Manager is hereby authorized to enter into an Interlocal Cooperation Agreement with Denton County for the reconstruction of Hebron Parkway in an amount not to exceed \$6,375,000.00.

**SECTION 2:**

The City Manager 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 14th day of October, 2025.**

**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

THE STATE OF TEXAS   §  
  §  
COUNTY OF DENTON   §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
DENTON COUNTY, TEXAS, AND THE CITY OF CARROLLTON, TEXAS**

**THIS AGREEMENT** is made, entered into and executed by and between Denton County, Texas (“the County”), a duly organized political subdivision of the State of Texas; and the City of Carrollton, Texas (“the City”), a duly organized political subdivision of the State of Texas. The County and the City are collectively referred to herein as “the Parties.”

**WHEREAS**, the County and the City mutually desire to enter into this Agreement to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Hebron Parkway – Segment 4, between Josey Lane and Meadow Drive, located entirely in the municipal limits of the City and Denton County Commissioner Precinct #2, hereinafter “the Project”; and

**WHEREAS**, the estimated cost of completion for the Project is TWELVE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$12,750,000.00), with the County agreeing to contribute an amount which shall not exceed SIX MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$6,375,000.00), based on current available funding, toward satisfactory completion of the Project, and

**WHEREAS**, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter “the Act,” provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

**WHEREAS**, the County and the City value the timely completion of the Project which involves roads which are an integral part of the County’s road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway;

**NOW, THEREFORE**, this Agreement is hereby made and entered into by the County and the City upon and for the mutual consideration stated herein:

**WITNESSETH:**

**I.**

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function

or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

## **II.**

The County and the City hereby agree that the scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Hebron Parkway – Segment 4, between Josey Lane and Meadow Drive, at an estimated cost of TWELVE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$12,750,000.00), with the County agreeing to contribute an amount which shall not exceed SIX MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$6,375,000.00), based on current available funding, toward satisfactory completion of the Project. The Project is located entirely within the municipal limits of the City and Denton County Commissioner Precinct #2.

## **III.**

The County hereby agrees to contribute an amount which shall not exceed SIX MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$6,375,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

## **IV.**

The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall timely provide the County with all invoices and requested documentation in an amount which shall not exceed SIX MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$6,375,000.00).

## **V.**

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

## **VI.**

As the City proceeds with the completion of the Project, the City shall submit all invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit invoices on a monthly basis, and

the County shall reimburse the City on a pro rata basis for all approved expenses related to the Project within thirty calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the City shall prepare and complete a full audit of the Project.

## **VII.**

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

## **VIII.**

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

## **IX.**

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City:                   Honorable Steve Babick, Mayor  
City of Carrollton, Texas  
1945 E. Jackson Road  
Carrollton, Texas 75006

Copy To:                   Chloe Sawatzky, City Secretary  
City of Carrollton, Texas  
1945 E. Jackson Road  
Carrollton, Texas 75006

For County:               Honorable Andy Eads, Denton County Judge  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76208  
[andy.eads@dentoncounty.gov](mailto:andy.eads@dentoncounty.gov)  
[holly.sadlowski@dentoncounty.gov](mailto:holly.sadlowski@dentoncounty.gov)

Copy To:                   Denton County District Attorney's Office - Civil Division  
1450 East McKinney Street, Suite 3100  
Denton, Texas 76209

**X.**

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Denton County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Denton County, Texas.

**XI.**

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County.

**XII.**

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

**XIII.**

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

**XIV.**

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

**XV.**

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

**XVI.**

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**DENTON COUNTY, TEXAS**

1 Courthouse Drive, Suite 3100  
Denton, Texas 76209

**CITY OF CARROLLTON, TEXAS**

1945 E. Jackson Road  
Carrollton, Texas 75006

By: \_\_\_\_\_  
Honorable Andy Eads  
Denton County Judge  
Acting by and on behalf of the authority  
of the Denton County Commissioners Court

By: \_\_\_\_\_  
Honorable Steve Babick  
Mayor of the City of Carrollton, Texas  
Acting by and on behalf of the authority  
of the City of Carrollton, Texas

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Denton County Clerk

By: \_\_\_\_\_  
City Secretary

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

\_\_\_\_\_  
Denton County Auditor



## **APPROVAL OF INTERLOCAL COOPERATION AGREEMENT**

Denton County, Texas, acting by and through the Denton County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Hebron Parkway – Segment 4, between Josey Lane and Meadow Drive, at an estimated cost of completion of TWELVE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$12,750,000.00). The Project shall be located entirely within the municipal limits of the City of Carrollton and Denton County Commissioner Precinct #2.

The County hereby agrees to contribute an amount which shall not exceed SIX MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$6,375,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

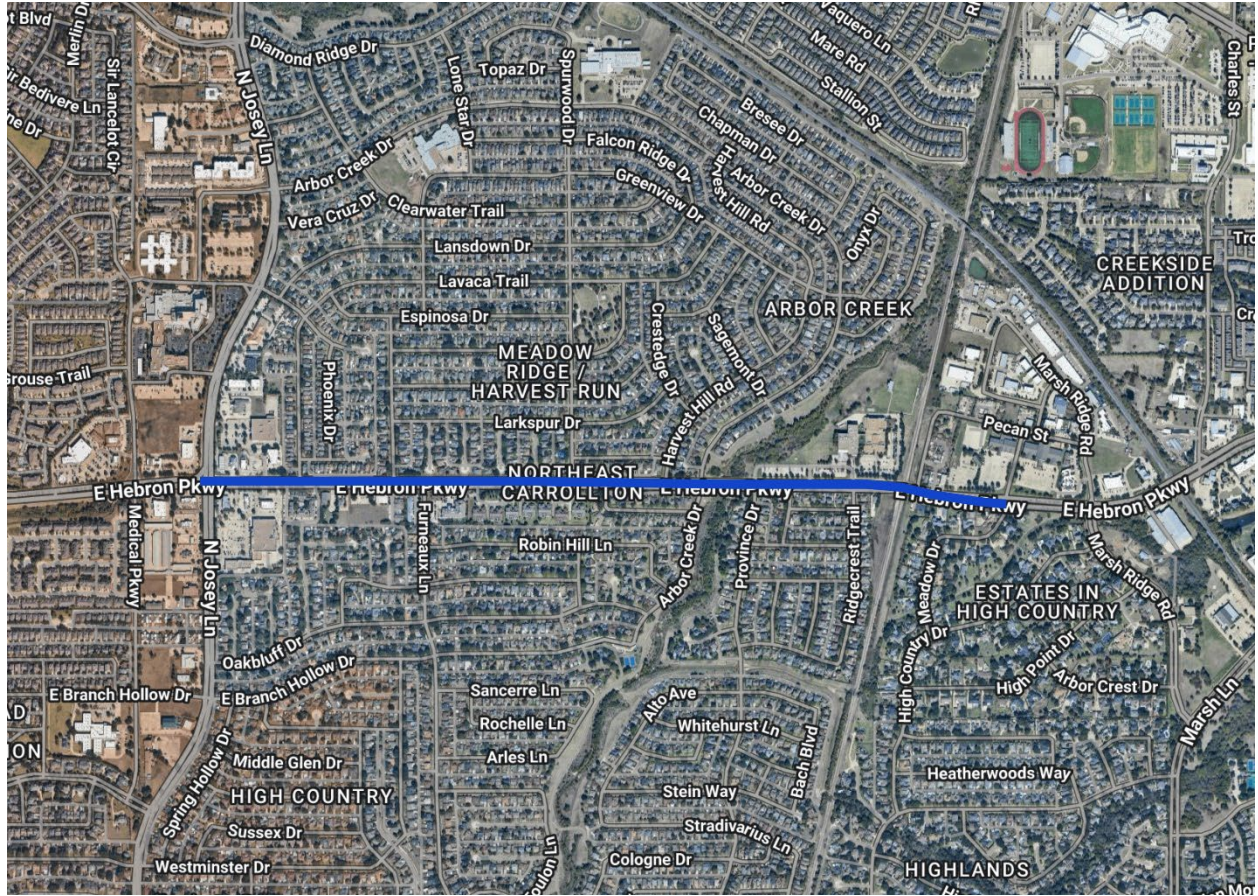
The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the City of Carrollton, Texas.

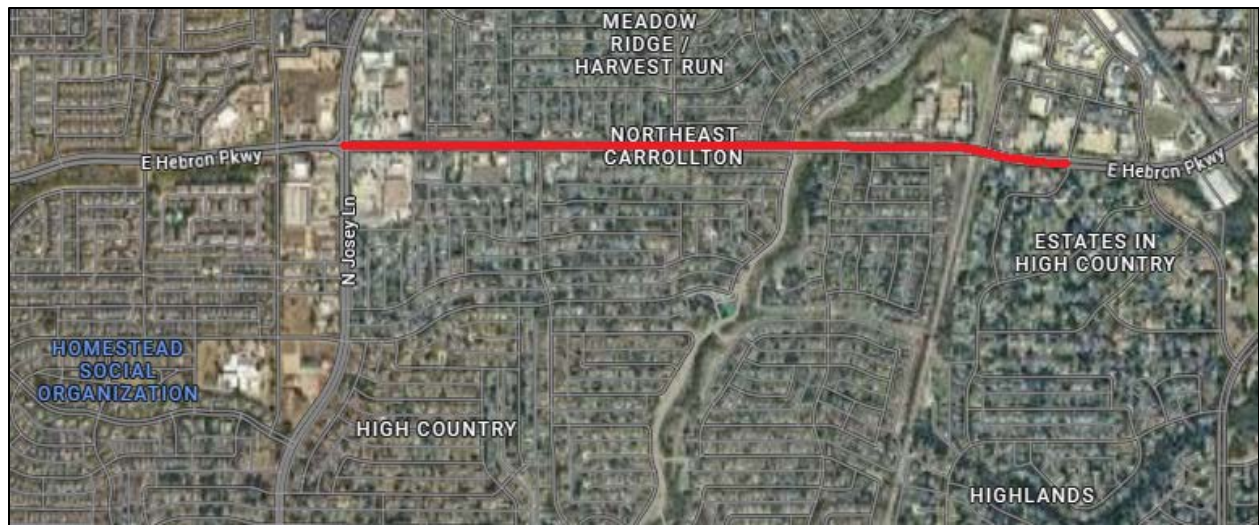
By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Presiding Officer of the Denton  
County Commissioners Court

## EXHIBIT A: PROJECT EXHIBIT









# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7398

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*20.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

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

Consider A **Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The EW Brake Neighborhood Rehabilitation Project, In An Amount Not To Exceed \$512,975.00.**

### **BACKGROUND:**

This contract will prepare construction plans for roadway and utility rehabilitation in the EW Brake Neighborhood, including roadway, alley, sidewalk water lines, sewer lines and storm drain improvements. The project scope includes approximately 2,650 linear feet of alleys pavement reconstruction, 4,475 linear feet of roadway pavement reconstruction, 3,110 linear feet of 8" water line replacement, 465 linear feet of 8" sewer line replacement and 300 linear feet of storm drain infrastructure reconstruction.

Consultant selection was performed using a Request for Qualifications method where engineering firms submitted a two-part Statement of Qualifications which was evaluated by a four-person committee. The top 8 firms were selected for projects during the next two years.

### **FINANCIAL IMPLICATIONS:**

Dunaway Associates, LLC. has submitted a proposal to the City of Carrollton to perform the engineering design services for the project for an amount not to exceed \$512,975.00. Funding is available in the Streets Consolidated Fund (Account Unit 854460) with 2022 Bond Funds.

### **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:

Sustaining quality of life - Improvements in the thoroughfare should improve the appearance of this

section of the city which should promote residents to provide better upkeep of properties in the area.

Sustaining day-to-day operations - The replacement of roadway, storm drain, and utility service lines should reduce the need for non-scheduled or emergency repairs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to enter an engineering design services contract with Dunaway Associates, LLC., for the preparation of engineering plans for the EW Brake Neighborhood Rehabilitation project in an amount not to exceed \$512,975.00.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SERVICES CONTRACT WITH DUNAWAY ASSOCIATES, LLC., FOR ENGINEERING SERVICES RELATED TO THE EW BRAKE NEIGHBORHOOD REHABILITATION PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:**

The City Manager is authorized to negotiate and execute services contracts with Dunaway Associates, LLC. for engineering services in an amount not to exceed \$512,975.00.

**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 14th day of October 2025.**

**CITY OF CARROLLTON, TEXAS**

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

**ATTEST:**

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

Approved as to form:

Approved as to content:

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

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



## Location Map







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7399

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*21.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

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

Consider A **Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The Josey Lane Screening Project, In An Amount Not To Exceed \$30,920.00.**

### **BACKGROUND:**

This contract will prepare construction plans for the complete reconstruction of approximately 330 feet of screening wall improvements along Josey Lane at the Green Ridge Drive intersection, including structural and zero-scaping infrastructure.

Consultant selection was performed using a Request for Qualifications method where engineering firms submitted a two-part Statement of Qualifications which was evaluated by a four-person committee. The top 8 firms were selected for projects during the next two years.

### **FINANCIAL IMPLICATIONS:**

Dunaway Associates, LLC. has submitted a proposal to the City of Carrollton to perform the engineering design services for the project for an amount not to exceed \$30,920.00. Funding is available in the Streets Consolidated Fund (Account Unit 854460) with 2022 Bond Funds.

### **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:

Sustaining quality of life - Improvements in the thoroughfare should improve the appearance of this section of the city which should promote residents to provide better upkeep of properties in the area.

Sustaining day-to-day operations - The replacement of screening wall should reduce the need for



non-scheduled or emergency repairs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to enter an engineering design services contract with Dunaway Associates, LLC., for the preparation of engineering plans for the Josey Lane Screening Wall project in an amount not to exceed \$30,920.00.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SERVICES CONTRACT WITH DUNAWAY ASSOCIATES, LLC., FOR ENGINEERING SERVICES RELATED TO THE JOSEY LANE SCREENING WALL; 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 services contracts with Dunaway Associates, LLC. for engineering services in an amount not to exceed \$30,9320.00.

**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 14th day of October 2025.**

**CITY OF CARROLLTON, TEXAS**

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

**ATTEST:**

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

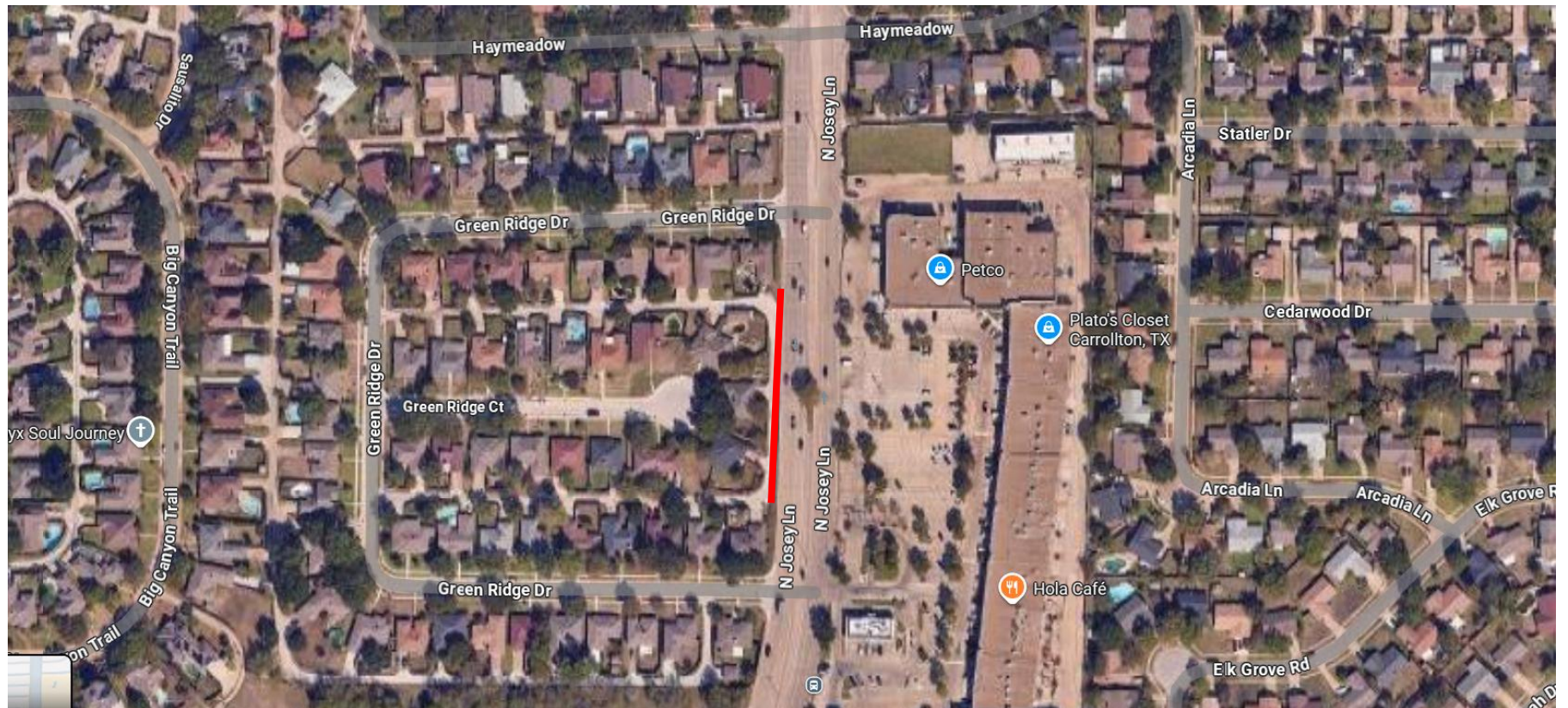
Approved as to form:

Approved as to content:

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

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

## Location Map





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7402

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*22.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 2025

**TO:** Erin Rinehart, City Manager

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

**Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Design Services Contract With Dunaway Associates, LLC. For The Francis Perry Neighborhood Rehabilitation Project, In An Amount Not To Exceed \$753,970.00.**

### **BACKGROUND:**

This contract will prepare construction plans for roadway and utility rehabilitation in the Francis Perry Subdivision, including roadway, alley, sidewalk, channel, and storm drain improvements. The project scope includes approximately 6,105 linear feet of alleys pavement reconstruction, 6,800 linear feet of roadway pavement reconstruction, 3,740 linear feet of sidewalk installation, 600 linear feet of concrete channel reconstruction, and 600 linear feet of storm drain infrastructure reconstruction.

Consultant selection was performed using a Request for Qualifications method where engineering firms submitted a two-part Statement of Qualifications which was evaluated by a four-person committee. The top 8 firms were selected for projects during the next two years.

### **FINANCIAL IMPLICATIONS:**

Dunaway Associates, LLC. has submitted a proposal to the City of Carrollton to perform the engineering design services for the project for an amount not to exceed \$753,970.00. Funding is available in the Streets Consolidated Fund (Account Unit 854460) with 2022 Bond Funds.

### **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:

Sustaining quality of life - Improvements in the thoroughfare should improve the appearance of this section of the city which should promote residents to provide better upkeep of properties in the

area.

Sustaining day-to-day operations - The replacement of roadway, storm drain, and utility service lines should reduce the need for non-scheduled or emergency repairs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to enter an engineering design services contract with Dunaway Associates, LLC., for the preparation of engineering plans for the Francis Perry Neighborhood Rehabilitation project in an amount not to exceed \$753,970.00.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SERVICES CONTRACT WITH DUNAWAY ASSOCIATES, LLC., FOR ENGINEERING SERVICES RELATED TO THE FRANCIS PERRY NEIGHBORHOOD REHABILITATION PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:**

The City Manager is authorized to negotiate and execute services contracts with Dunaway Associates, LLC. for engineering services in an amount not to exceed \$753,970.00.

**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 14th day of October 2025.**

**CITY OF CARROLLTON, TEXAS**

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

**ATTEST:**

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

Approved as to form:

Approved as to content:

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

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



## Location Map







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7394

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**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*23

**CC MEETING: October 14, 2025**

**DATE:** October 6, 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 Enter Into Interlocal Cooperation Agreements With Denton County For The Reconstruction Of Frankford Road Between Old Denton Road and Standridge Drive In An Amount Not To Exceed \$3,250,000.00.**

### **BACKGROUND:**

In November 2022, Denton County's Transportation Road Improvement Program - 2022 ("TRIP-22") was passed by the voters. The program will fund more than 119 projects in more than 32 municipalities and unincorporated areas. The project list includes state highways, local arterial within cities, safety improvements, and county roads and bridges. The City of Carrollton had three overall projects selected with multiple phases of each project: Hebron Parkway, Frankford Road, and the EB Frankford Road Bridge.

Frankford Road was included in the 2022 Denton County bond with a total amount of \$7,875,000. Council approved the initial ILA with Denton County for Frankford Road from Commodore Drive to Eisenhower Street on November 21, 2023.

Council approved the design contract for Frankford Road on January 9, 2024 and it is approximately 60% designed.

This interlocal cooperation agreement (ICA) provides funding for the reconstruction of Frankford Road between Commodore Drive and Eisenhower Street, which is scheduled to begin design in 2024. The total cost for design, construction and associated costs is estimated at \$6.5 million.

### **FINANCIAL IMPLICATIONS:**

Under the terms of the ICA, Denton County will provide up to \$3,250,000 for this section of



Frankford Road. Any additional costs beyond the scope of the ICA will come from City funds via the Streets Consolidated Account.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

These projects will contribute to community sustainability by:

Sustaining quality of life - The replacement of substandard street pavement on Frankford Road will increase mobility and reduce traffic issues.

Sustaining day-to-day operations - The replacement of substandard street pavement should reduce the need for non-scheduled or emergency repairs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends that City Council authorize the City Manager to enter into this Interlocal Cooperation Agreement with Denton County in an amount not to exceed \$3,250,000.

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH DENTON COUNTY, FOR THE RECONSTRUCTION OF FRANKFORD ROAD BETWEEN OLD DENTON ROAD AND STANDRIDGE STREET; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:**

The City Manager is hereby authorized to enter into an Interlocal Cooperation Agreement with Denton County for the reconstruction of Frankford Road in an amount not to exceed \$3,250,000.00.

**SECTION 2:**

The City Manager 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 14th day of October, 2025.**

**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

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DENTON   §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
DENTON COUNTY, TEXAS, AND THE CITY OF CARROLLTON, TEXAS**

**THIS AGREEMENT** is made, entered into and executed by and between Denton County, Texas (“the County”), a duly organized political subdivision of the State of Texas; and the City of Carrollton, Texas (“the City”), a duly organized political subdivision of the State of Texas. The County and the City are collectively referred to herein as “the Parties.”

**WHEREAS**, the County and the City mutually desire to enter into this Agreement to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of the Frankford Road rehabilitation between Old Denton Road to Standridge Drive, located entirely in the municipal limits of the City and Denton County Commissioner Precinct #2, hereinafter “the Project”; and

**WHEREAS**, the estimated cost of completion for the Project is SIX MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,500,000.00), with the County agreeing to contribute an amount which shall not exceed THREE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$3,250,000.00), based on current available funding, toward satisfactory completion of the Project, and

**WHEREAS**, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter “the Act,” provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

**WHEREAS**, the County and the City value the timely completion of the Project which involves roads which are an integral part of the County’s road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway;

**NOW, THEREFORE**, this Agreement is hereby made and entered into by the County and the City upon and for the mutual consideration stated herein:

**WITNESSETH:**

**I.**

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function

or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

## **II.**

The County and the City hereby agree that the scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of the Frankford Road rehabilitation between Old Denton Road to Standridge Drive, at an estimated cost of SIX MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,500,000.00), with the County agreeing to contribute an amount which shall not exceed THREE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$3,250,000.00), based on current available funding, toward satisfactory completion of the Project. The Project is located entirely within the municipal limits of the City and Denton County Commissioner Precinct #2.

## **III.**

The County hereby agrees to contribute an amount which shall not exceed THREE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$3,250,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

## **IV.**

The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall timely provide the County with all invoices and requested documentation in an amount which shall not exceed THREE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$3,250,000.00).

## **V.**

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

## **VI.**

As the City proceeds with the completion of the Project, the City shall submit all invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit invoices on a monthly basis, and

the County shall reimburse the City on a pro rata basis for all approved expenses related to the Project within thirty calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the City shall prepare and complete a full audit of the Project.

## **VII.**

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

## **VIII.**

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

## **IX.**

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City:                   Honorable Steve Babick, Mayor  
City of Carrollton, Texas  
1945 E. Jackson Road  
Carrollton, Texas 75006

Copy To:                   Chloe Sawatzky, City Secretary  
City of Carrollton, Texas  
1945 E. Jackson Road  
Carrollton, Texas 75006

For County:               Honorable Andy Eads, Denton County Judge  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76208  
[andy.eads@dentoncounty.gov](mailto:andy.eads@dentoncounty.gov)  
[holly.sadlowski@dentoncounty.gov](mailto:holly.sadlowski@dentoncounty.gov)

Copy To:                   Denton County District Attorney's Office - Civil Division  
1450 East McKinney Street, Suite 3100  
Denton, Texas 76209

**X.**

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Denton County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Denton County, Texas.

**XI.**

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County.

**XII.**

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

**XIII.**

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

**XIV.**

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

**XV.**

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

**XVI.**

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**DENTON COUNTY, TEXAS**

1 Courthouse Drive, Suite 3100  
Denton, Texas 76209

**CITY OF CARROLLTON, TEXAS**

1945 E. Jackson Road  
Carrollton, Texas 75006

By: \_\_\_\_\_  
Honorable Andy Eads  
Denton County Judge  
Acting by and on behalf of the authority  
of the Denton County Commissioners Court

By: \_\_\_\_\_  
Honorable Steve Babick  
Mayor of the City of Carrollton, Texas  
Acting by and on behalf of the authority  
of the City of Carrollton, Texas

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Denton County Clerk

By: \_\_\_\_\_  
City Secretary

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

\_\_\_\_\_  
Denton County Auditor



## **APPROVAL OF INTERLOCAL COOPERATION AGREEMENT**

Denton County, Texas, acting by and through the Denton County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of the Frankford Road rehabilitation between Old Denton Road to Standridge Drive, at an estimated cost of completion of SIX MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,500,000.00). The Project shall be located entirely within the municipal limits of the City of Carrollton and Denton County Commissioner Precinct #2.

The County hereby agrees to contribute an amount which shall not exceed THREE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$3,250,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

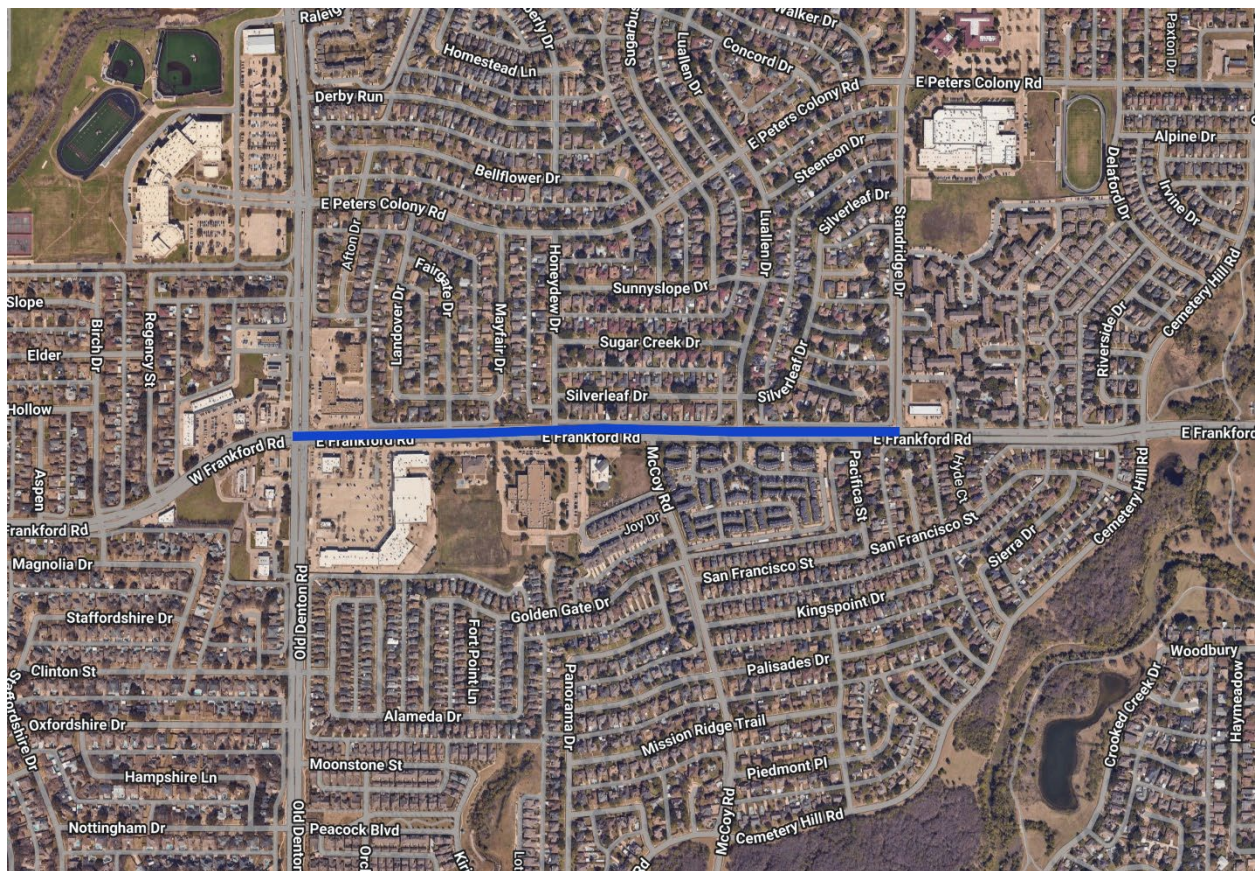
The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the City of Carrollton, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Presiding Officer of the Denton  
County Commissioners Court

## **EXHIBIT A: PROJECT EXHIBIT**







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7353

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Public Hearing/Individual  
Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 24.

**CC MEETING: October 14, 2025**

**DATE:** October 3, 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 For An Approximately 11.2-Acre Tract Zoned Planned Development District 39 (PD-39) For The (MF-18) Multi-Family Residential District And Located At 3500 Old Denton Road, To Repeal And Replace Ordinance No. 2905, Reestablishing Planned Development 39; To Increase The Maximum Building Height For The Assisted Living Facility To Three-Stories; To Modify Conceptual Plans And Revise Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-132 Aspens Rosemeade Senior Living.

### BACKGROUND:

The applicant's request is to amend PD-39 to modify conceptual plans and to revise development standards to allow a three-story assisted living facility with ancillary single-story villas in lieu of the existing two-story assisted living facility.

### STAFF RECOMMENDATION/ACTION DESIRED:

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

Staff recommends **APPROVAL** with stipulations.

The attached ordinance reflects the action of the Commission.

## RESULTS SHEET

**Date:** 10/14/25

**Case No./Name:** PLZ 2025-132 Aspens Rosemeade Senior Living

### A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** amending PD-39 to modify conceptual plans and to revise development standards, to allow a three-story assisted living facility and ancillary villas with the following stipulations:

#### 1. Subsection I

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family 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 (MF-18) Multi-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

#### 2. Subsection II

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

- A. The existing multi-family development shall be limited to 126 dwelling units and be in general conformance with Exhibit A (Conceptual Site Plan).
- B. If the existing multi-family development is redeveloped, it shall be in general conformance to Exhibits B (Conceptual Site Plan), C (Conceptual Landscape Plan), and D (Conceptual Building Elevations) with the following special development standards:
  1. The development is limited to 126 dwelling units.
  2. Landscaping, including detention or retention pond if required, shall comply with CZO Article XXV. Landscape and Screening.
  3. The main multi-family building height shall be limited to 38 feet.
  4. ~~The villas' building height shall be limited to 18 feet.~~
  5. Minimum side and rear yard is 20 feet.
  6. Minimum distance between detached structures on the same lot or parcel is 10 feet.

7. All garages shall be limited to vehicle parking and not for storage to meet the minimum parking standards.
8. New fencing or gates shall be ornamental metal.
9. The following amenities shall be provided:
  - a. Pool
  - b. Clubhouse
  - c. Outdoor passive or active recreation area
  - d. Fitness studio
  - e. Dog park
10. In addition to the amenities provided above, a minimum of three (3) of the following additional amenities shall be provided:
  - a. Gym
  - b. Community meeting space
  - c. Coworking space
  - d. Bistro or coffee bar
  - e. Library/reading area
  - f. Creative arts studio
  - g. Indoor game room
  - h. Walking paths
  - i. Resident garden area
  - j. Outdoor grilling area

C. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

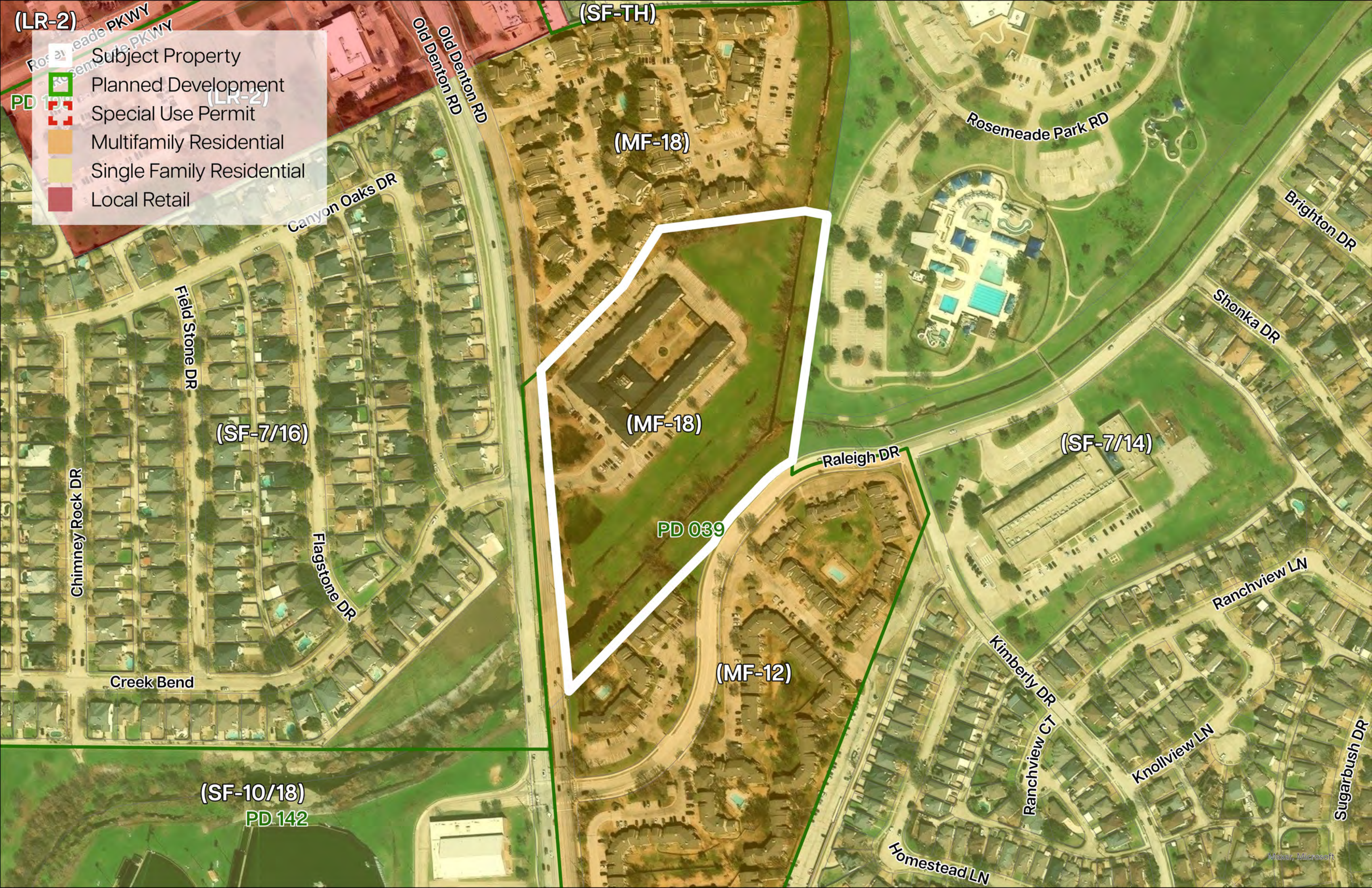
**B. P&Z ACTION** from P&Z meeting: 09/04/25:

Result: **APPROVED** and striking stipulation 2.B.4 /Vote: 7-0 (Doyle, Kramer absent)

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 10/14/25:

Result: /Vote:





(LR-2)

Subject Property  
Planned Development  
Special Use Permit  
Multifamily Residential  
Single Family Residential  
Local Retail

(SF-TH)

(MF-18)

(MF-18)

PD 039

(MF-12)

(SF-7/14)

(SF-7/16)

(SF-10/18)

PD 142

Rosemeade PKWY

Old Denton RD

Rosemeade Park RD

Canyon Oaks DR

Field Stone DR

Chimney Rock DR

Flagstone DR

Creek Bend

Raleigh DR

Shonka DR

Brighton DR

Ranchview LN

Kimberly DR

Knollview LN

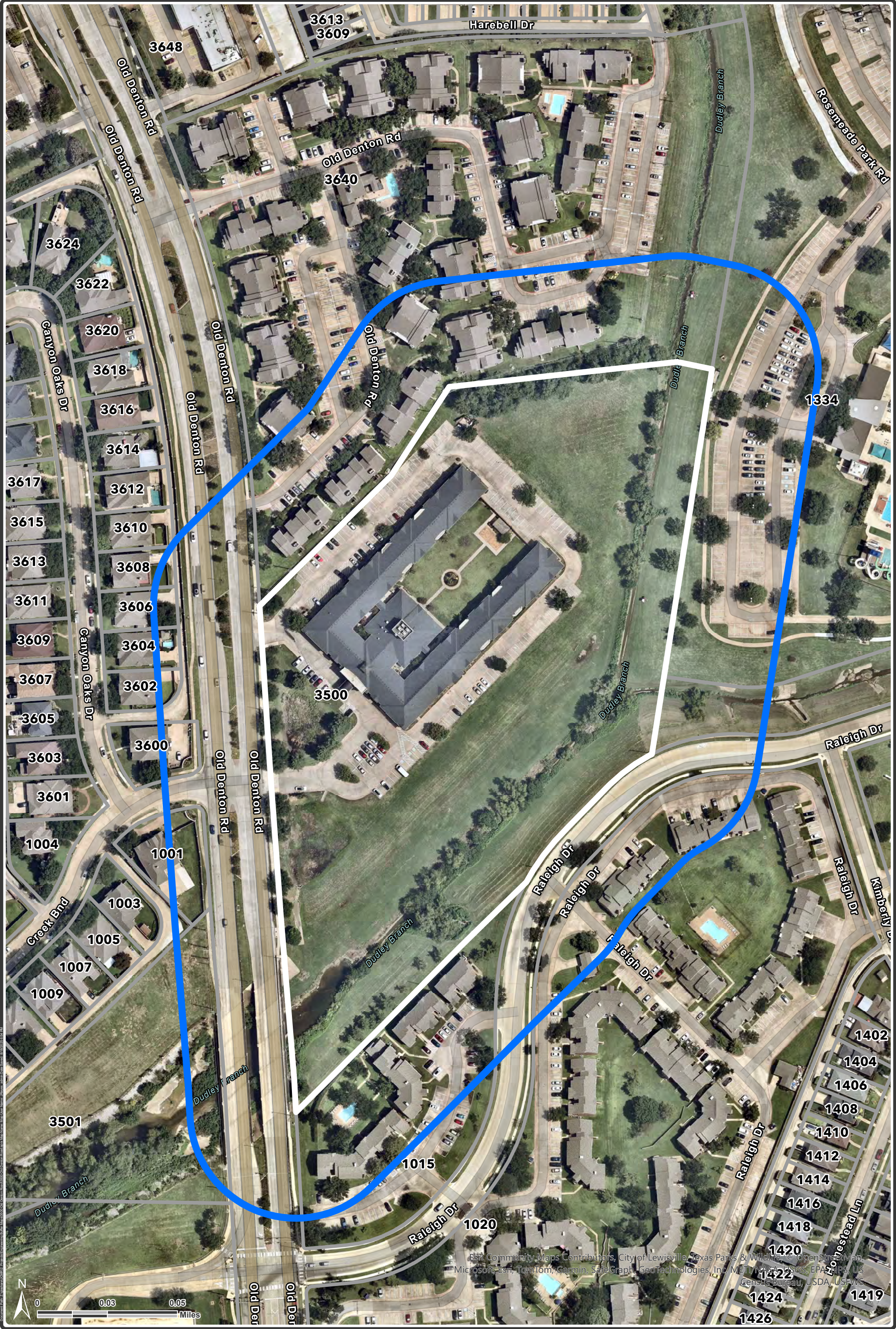
Sugarbush DR

Homestead LN



# 3500 Old Denton Rd

200 FT Buffer





## **APPLICANT'S NARRATIVE**

The purpose of this application is to amend PD 39 to permit a new senior living facility on the subject property, while retaining its existing facility as a permitted development.

## ZONING CHANGE

Case Coordinator: Michael McCauley

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### **GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-39 for the (MF-18) Multi-Family Residential District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(MF-18) Multi-Family Residential District	Apartment Complex
SOUTH	PD-39 for the (MF-12) Multi-Family Residential District	Apartment Complex
EAST	(SF-7/14) Single-Family Residential District	Rosemeade Park
WEST	(SF-7/16) Single-Family Residential District	Single-Family Residential Subdivision (Across Old Denton Road)

**REQUEST:** Amend and replace PD-39 to allow modified conceptual plans and increase the height for the assisted living facility from 2-story to 3-story and add single-story, multi-family structures (3-unit, 4-unit, and 5-unit)

**PROPOSED USE:** Assisted Living facility (existing) and proposed additional uses of 3-unit, 4-unit, and 5-unit residential multi-family structures (villas)

**ACRES/LOTS:** Approximately 11.2 acres / 1 lot

**LOCATION:** 3500 Old Denton Road

**HISTORY:** The property was platted in 1997.  
PD-39 was amended in 1997 to allow a retirement home complex.  
PD-39 was amended in 2004 for the existing assisted living facility.

**COMPREHENSIVE PLAN:** Residential – Multi-Family

**TRANSPORTATION PLAN:** Old Denton Road is designated as an (A8D) 8-Lane Divided Arterial.

**OWNER:** Barry Potts

**REPRESENTED BY:** Victoria Morris / Jackson Walker LLP

## **STAFF ANALYSIS**

### **PROPOSAL**

This request consists of allowing a modification to the existing assisted living facility (multi-family residential) to include a three-story facility in lieu of existing two-story and to include single-story multi-tenant villas.

### **ZONING**

The property is zoned PD-39 for the (MF-18) Multi-Family Residential District.

### **ELEMENTS TO CONSIDER**

1. The existing assisted living facility was established via PD-39 in 1997 and allowed 126 dwelling units; it was amended in 2004.
2. The number of dwelling units proposed will stay at 126.
3. The proposal's development site is the same area the existing development is located and consists of approximately 6.2 acres of developable land due to approximately five acres of the property is in a large drainage easement along the southern perimeter. This land pattern creates a more-clustered development but is still well below the 18 dwelling units per acre threshold in the (MF-18) Multi-Family Residential District. The development proposal, similar to the existing, consists of approximately 11.25 dwelling units per acre.
4. The three-story main building will have its lower level consisting of dwelling units in conjunction with vehicle garages.
5. If the existing facility should redevelop, it will be required to be in general conformance with the applicant's exhibits included in this report.
6. A Traffic Impact Analysis (TIA) was not required by Transportation Engineering.
7. Staff has received written public comments.

### **CONCLUSION:**

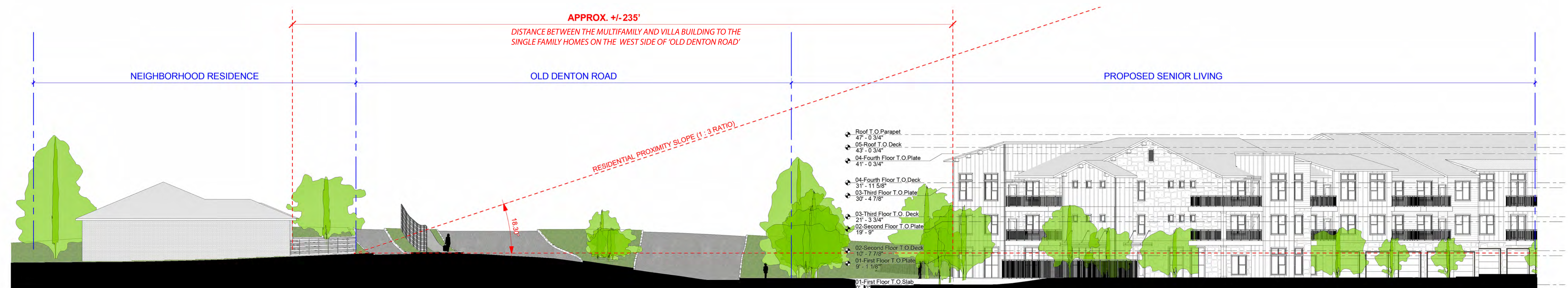
Staff believes the request is reasonable and it should not have any adverse impact to the surrounding uses.





ASPENS ROSEMEADE / CARROLLTON, TX - CONCEPTUAL RENDERING

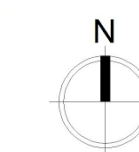




1 LINE OF SIGHT - SECTION A  
1/16" = 1'-0"



KEY PLAN



# ASPENS ROSEMEADE / CARROLLTON, TX - LINE OF SIGHT



LANDSCAPE CALCULATIONS

SITE INFORMATION:

CURRENT ZONING: MF-18  
GROSS LOT AREA: 486,961.596 S.F. (11.1791 ACRES)  
NET LOT AREA: 265,905 S.F. (6.10 ACRES)  
PROPOSED USE: MF-12

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 20% OF LANDSCAPING OF NET LOT AREA  
265,905 S.F. X 20% = 53,181 S.F. LANDSCAPE AREA  
PROVIDED: 64,196 S.F.  
REQUIRED: NO LESS THAN 70% OF TOTAL REQUIRED ON-SITE LANDSCAPING SHALL BE LOCATED  
IN THE FRONT ONE-HALF OF THE LOT  
PROVIDED: REQUIREMENT MET

OLD DENTON ROAD (466 L.F. WITHOUT ENTRY DRIVES AND EASEMENTS):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:  
(2) 3 INCH CAL. SHADE TREE PER 100 LINEAR FEET (466/100 = 4.66 X 2 = 9.32 TREES)  
(3) ORNAMENTAL TREES PER 100 LINEAR FEET 466/100 = 4.66 X 3 = 13.98 TREES)  
(34) 5 GAL. EVERGREEN SHRUBS PER 100 LINEAR FEET (466/100 = 4.66 X 34 = 158.44)  
PROVIDED: 15' WIDE BUFFER + (10) CANOPY TREES, (14) ORNAMENTAL TREES & (159) SHRUBS  
REQUIRED: MAXIMUM 50% OF LANDSCAPE BUFFER SHALL BE TURF  
A COMBINATION OF A DISCONTINUOUS EARTHEN BERM MOUND CONSTRUCTED TO A  
HEIGHT OF 3 FEET IS REQUIRED  
PROVIDED: MAX 50% OF BUFFER IS TURF + EARTHEN BERM

RETENTION POND:

REQUIRED: 15' WIDE MAINT. ACCESS TO THE BASIN AND TO ANY BASIN RISE OUTLET STRUCTURE  
(1) SHADE TREE FOR EACH 50 LINEAR FEET OF POND PERIMETER  
NORTHERN POND (291) / 50 = 5.82 SHADE TREES  
SOUTHERN POND (370) / 50 = 7.4 SHADE TREES  
(2) ORNAMENTAL TREES FOR EACH 50 LINEAR FEET OF POND PERIMETER  
NORTHERN POND (291) / 50 = 5.82 X 2 = 11.64 ORNAMENTAL TREES  
SOUTHERN POND (370) / 50 = 7.4 X 2 = 14.8 ORNAMENTAL TREES  
(10) SHRUBS FOR EACH 50 LINEAR FEET OF POND PERIMETER  
NORTHERN POND (291) / 50 = 5.82 X 10 = 58.2 SHRUBS  
SOUTHERN POND (370) / 50 = 7.4 X 10 = 74 SHRUBS  
PROVIDED: NORTHERN POND - 6 SHADE TREES, 12 ORNAMENTAL TREES & 59 SHRUBS PROVIDED  
SOUTHERN POND - 8 SHADE TREES, 15 ORNAMENTAL TREES & 74 SHRUBS PROVIDED

PARKING LOT:

REQUIRED: A 2' WIDE BUMPER OVERHANG SHALL BE PROVIDED WHERE LANDSCAPING IS ADJACENT  
A MIN. OF 10% OF PARKING AREA SHALL BE LANDSCAPED  
(1) SHADE TREE FOR EACH 12 PARKING SPACES (100) / 12 = 8.33  
MAX. SHRUB HEIGHT OF 30" FOR DRIVER VISIBILITY  
PROVIDED: (1) CANOPY TREE PROVIDED PER 12 SURFACE PARKING SPACES  
10%+ LANDSCAPED AREA IN PARKING LOT  
(9) PARKING SHADE TREES PROVIDED

LEGEND

- L LANDSCAPE BUFFER TREE
- L\* LANDSCAPE BUFFER ORNAMENTAL TREE
- R RETENTION POND TREE
- R\* RETENTION POND ORNAMENTAL TREE
- P PARKING LOT TREE

PLANT LEGEND		
SYM	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES		
BC	Taxodium distichum	Bald Cypress
CE	Ulmus crassifolia	Cedar Elm
LO	Quercus virginia	Live Oak
RO	Quercus shumardii	Shumard Oak
ORNAMENTAL TREES		
CM	Lagerstroemia indica 'Dallas Red'	Crape Myrtle Dallas Red
DW	Chilopsis linearis	Desert Willow
YH	Ilex vomitoria	Yaupon Holly
SHRUBS		
AB	Abelia grandiflora 'Edward Goucher'	Abelia
TS	Leucophyllum frutescens	Texas Sage
BB	Berberis vulgaris spp.	Barberry
AS	Salvia greggi	Autumn Sage
GS	Nandina domestica 'Gulf Stream'	Gulfstream Nandina
ISO	Casmanthium latifolium	Inland Sea Oats
GROUND COVER		
LR	Liriope muscari	Liriope
BG	Cynodon dactylon	Bermuda Grass

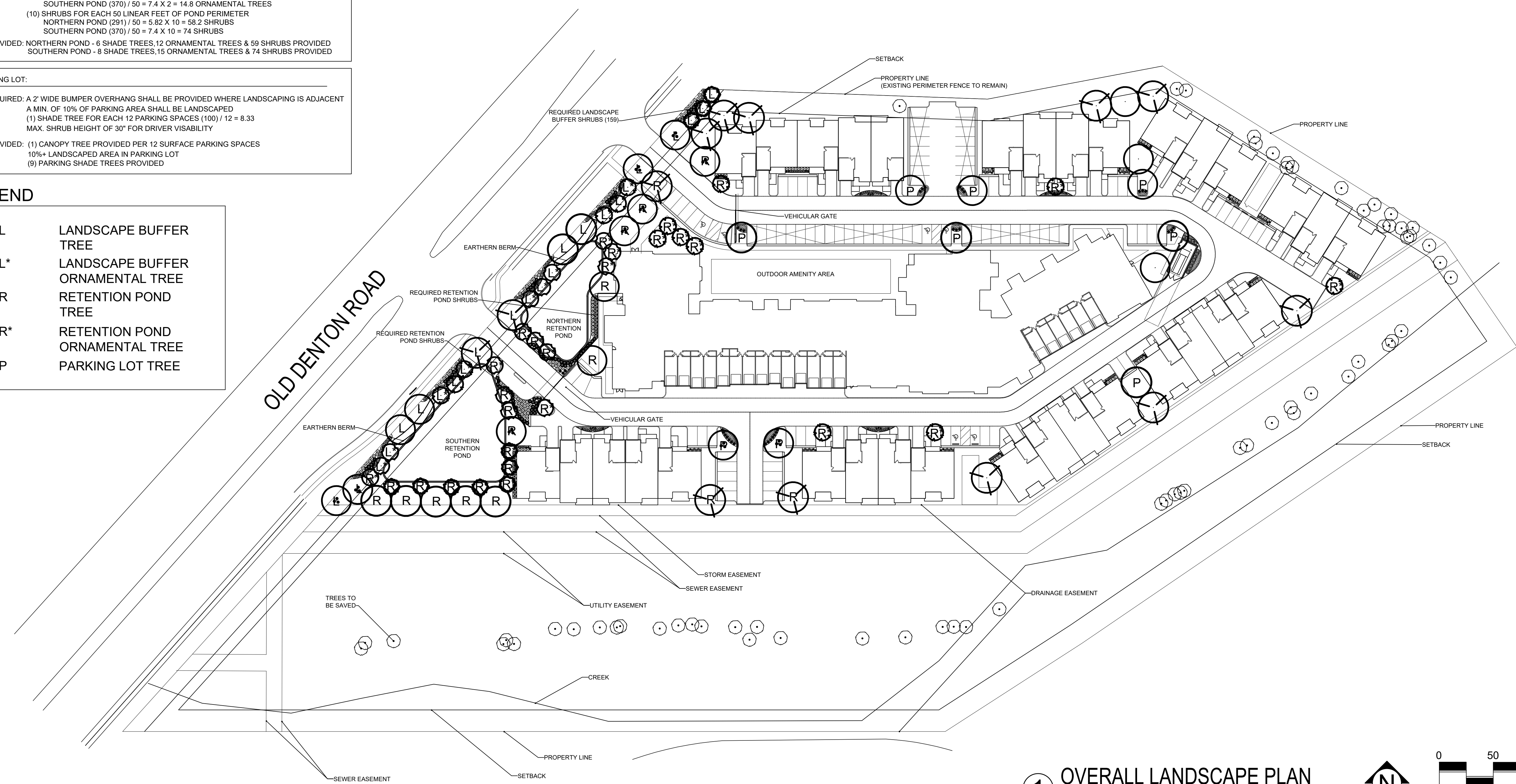
NOTE

RETENTION PONDS MAY BE REMOVED WITH CITY APPROVAL

NOTE

DUE TO SPACE RESTRICTIONS ON SITE, ALL RETENTION POND TREES WILL NOT FIT IN DESIRED LOCATION AROUND PERIMETER OF POND. THESE TREES ARE RELOCATED ELSEWHERE ON SITE TO MEET THE POND TREE REQUIREMENTS.

ANY UNMARKED TREE IS TO BE PLANTED TO GO TOWARDS MITIGATION REQUIREMENT.



ISSUES:

- 03-24-25 PD SUBMITTAL
- 08-15-25 ISSUE FOR SD

REVISIONS:

NO.	DESCRIPTION	DATE

CLIENT:

Arrive Architecture Group  
2344 Highway 121  
Suite 100  
Bedford, TX 76021

THE ASPENS AT ROSEMEADE  
SENIOR HOUSING PROJECT

LANDSCAPE ARCHITECTURAL DRAWINGS

mgg  
landscape architects  
MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

2485  
STATE OF TEXAS  
08-15-25

ISSUE FOR SD

THE ASPENS AT ROSEMEADE

CARROLLTON, TEXAS  
JOB NUMBER: ARR-2504

OVERALL LANDSCAPE PLAN

LP0.01

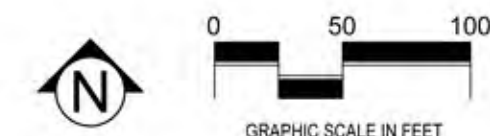




PLANT LEGEND	
	LARGE SHADE TREE
	ORNAMENTAL TREE
	EXISTING TREES

# 1 OVERALL LANDSCAPE PLAN

SCALE: 1"=50'-0"



ISSUES:	
03-24-25	PD SUBMITTAL
07-10-25	ISSUE FOR SD
REVISIONS:	

**CLIENT:**  
 Arrive Architecture Group  
 2344 Highway 121  
 Suite 100  
 Bedford, TX 76021

## THE ASPENS AT ROSEMEADE SENIOR HOUSING PROJECT LANDSCAPE ARCHITECTURAL DRAWINGS

**mg**  
 landscape architects  
 MEEKS DESIGN GROUP, INC.  
 1755 N. COLLINS BLVD., SUITE 300  
 RICHARDSON, TX 75080  
 PH (972) 690-7474  
 F (972) 690-7878

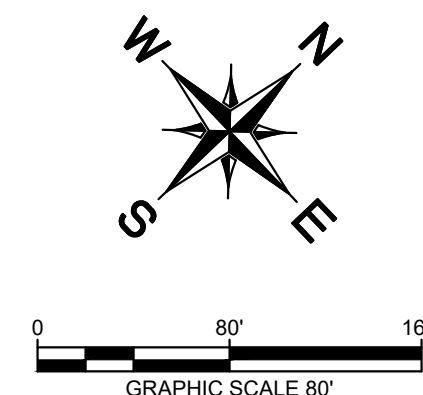


**ISSUE FOR SD**  
 THE ASPENS AT ROSEMEADE  
 CARROLLTON, TEXAS  
 JOB NUMBER: ARR-2504  
 OVERALL LANDSCAPE PLAN  
 LP0.01



## SITE DATA TABLE

## PROJECT SITE

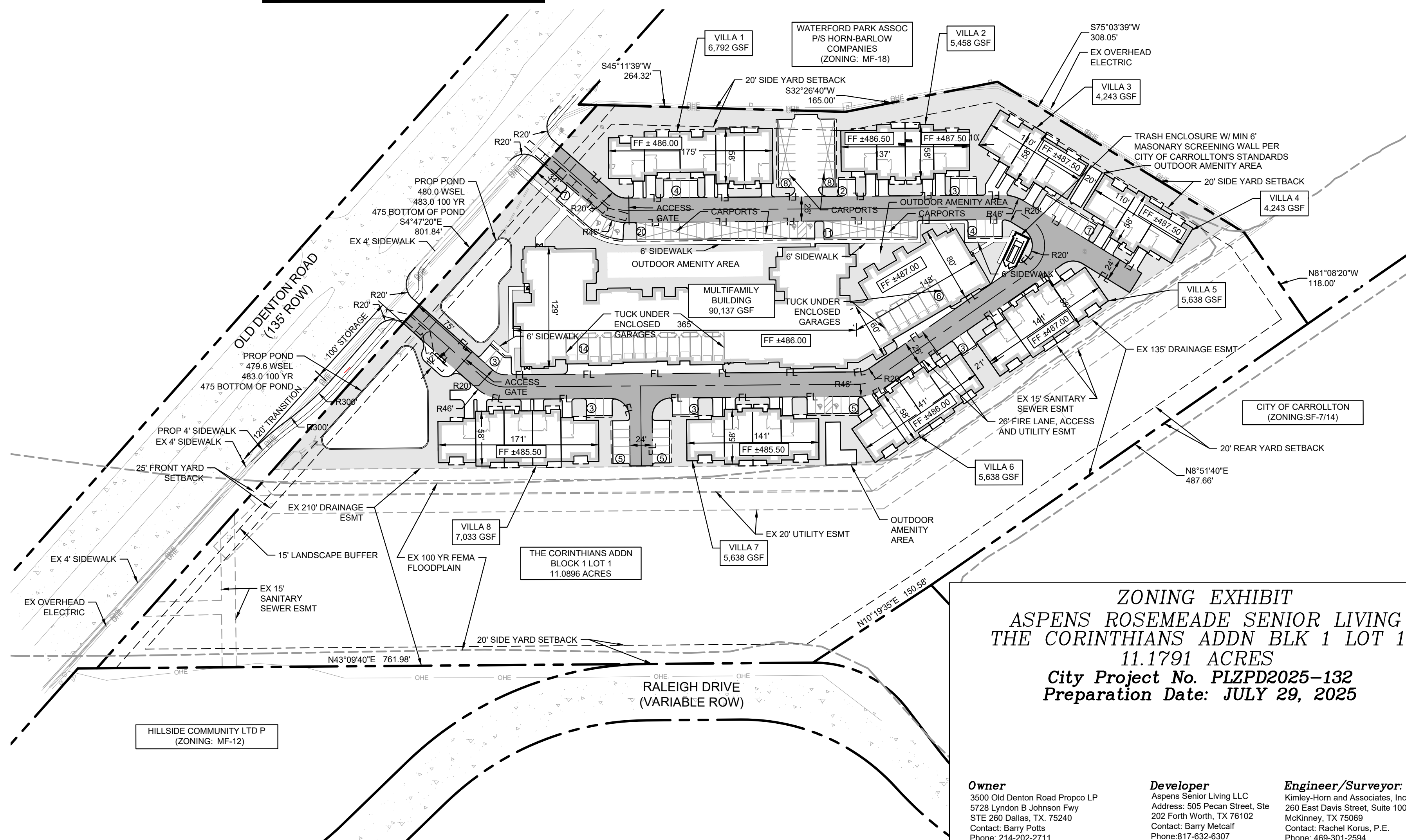


## VICINITY MAP

N.T.S.

ZONING	PD-39 MF-18
LOT AREA	GROSS: 486,963 SQ. FT/11.1791 ACRES NET: 265,905 SF/6.10 ACRES
BUILDING HEIGHT (Number of Stories)	VILLAS - 24'-0", 1 STORY APARTMENT - 46'- 0" - 3 STORIES
NUMBER OF UNITS	126 UNITS
TOTAL PARKING REQUIRED (1.2 SPACE PER UNIT)	152 SPACES
TOTAL PARKING PROVIDED	32 GARAGE SPACES 20 TUCK UNDER ENCLOSED GARAGE SPACES 100 SURFACE SPACES TOTAL - 152 SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
IMPERVIOUS AREA (PER GROSS AREA)	158,197 SF (33%)
LANDSCAPE AREA REQUIRED (PER NET AREA)	53,181 SQ. FT (20%)
LANDSCAPE AREA PROVIDED (PER NET AREA)	62,772 SQ. FT (24%)

1. 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.
  - 1.1. 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/
  - 1.2. THE BUILDER IN A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
  - 1.3. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
2. A MINIMUM OF 20% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.
3. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL BUILDING FINISH FLOOR ELEVATIONS TO BE 2' MINIMUM ABOVE THE ADJACENT FLOODPLAIN ELEVATION. ALL FIRE LANES TO BE 1' MINIMUM ABOVE THE ADJACENT FLOODPLAIN ELEVATION.



**ZONING EXHIBIT**  
**ASPENS ROSEMEADE SENIOR LIVING**  
**THE CORINTHIANS ADDN BLK 1 LOT 1**  
**11.1791 ACRES**  
**City Project No. PLZPD2025-132**  
**Preparation Date: JULY 29, 2025**

**Owner**  
3500 Old Denton Road Propco LP  
5728 Lyndon B Johnson Fwy  
STE 260 Dallas, TX. 75240  
Contact: Barry Potts  
Phone: 214-202-2711

**Developer**  
Aspens Senior Living LLC  
Address: 505 Pecan Street, Ste  
202 Forth Worth, TX 76102  
Contact: Barry Metcalf  
Phone: 817-632-6307

**Engineer/Surveyor:**  
Kimley-Horn and Associates, Inc.  
260 East Davis Street, Suite 100  
McKinney, TX 75069  
Contact: Rachel Korus, P.E.  
Phone: 469-301-2594

# Kimley»»Horn

260 EAST DAVIS ST, SUITE 100 MCKINNEY, TEXAS 75069  
PHONE: 469-301-2580 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 063613007	DATE MARCH 2025	SCALE AS SHOWN	DESIGNED BY RAJ	MSW	CHECKED BY RAJ
--------------------------	--------------------	----------------	-----------------	-----	----------------

ASPEN  
ROSEMEADE  
CARROLLTON, TX

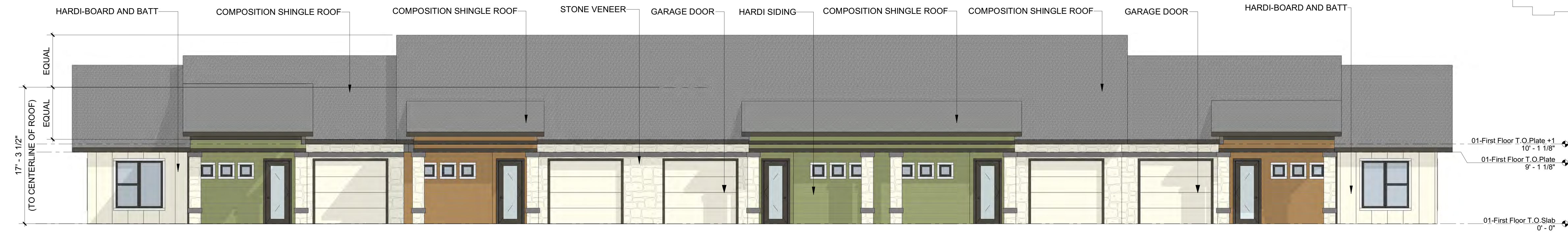
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SHEET

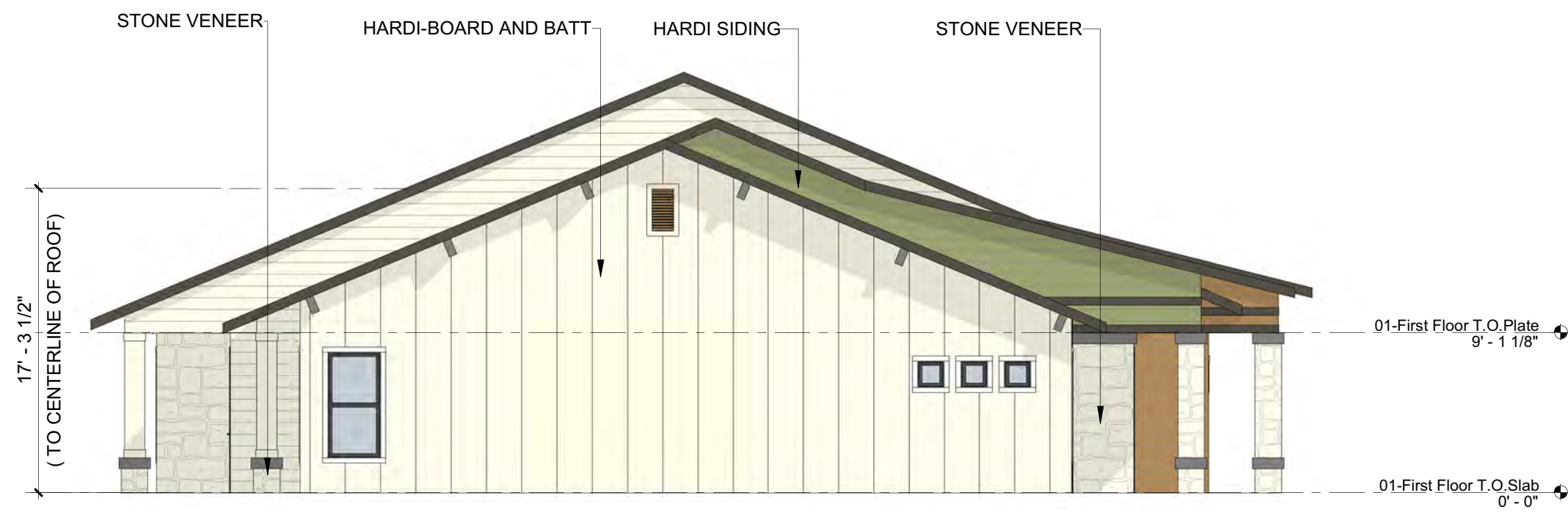
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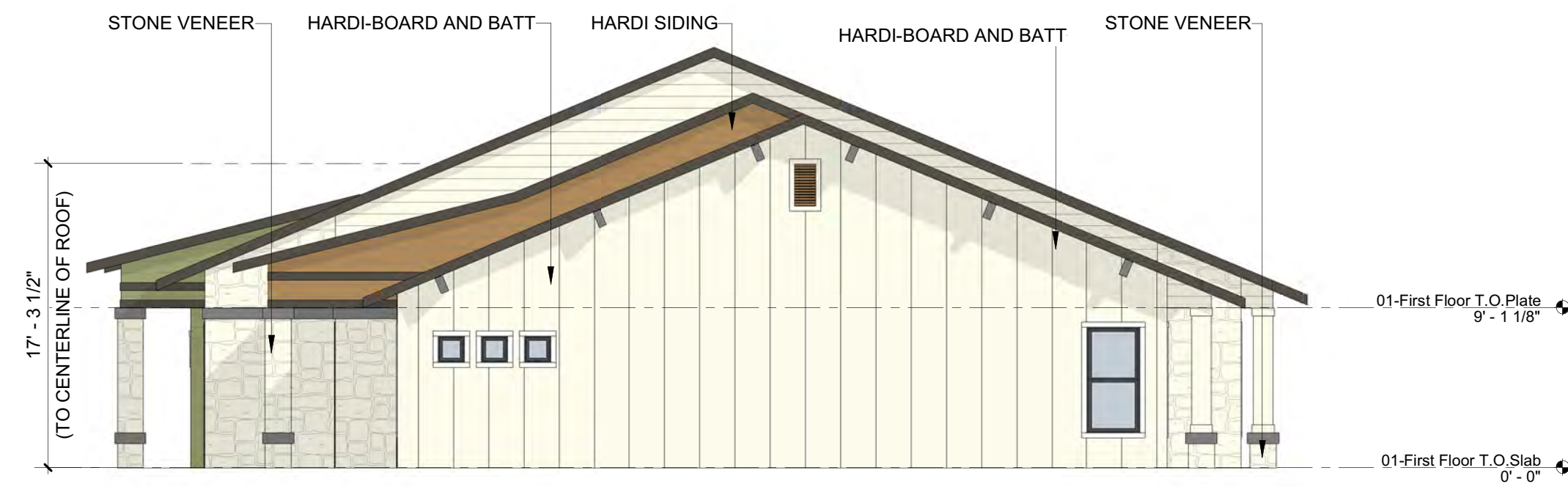
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02 VILLA TYPE 01 - FRONT  
1/8" = 1'-0"



03 VILLA TYPE 01 - LEFT  
1/8" = 1'-0"



04 VILLA TYPE 01 - RIGHT  
1/8" = 1'-0"



05 VILLA TYPE 01 - REAR  
1/8" = 1'-0"

ASPENS - ROSEMEADE  
CARROLLTON, TEXAS

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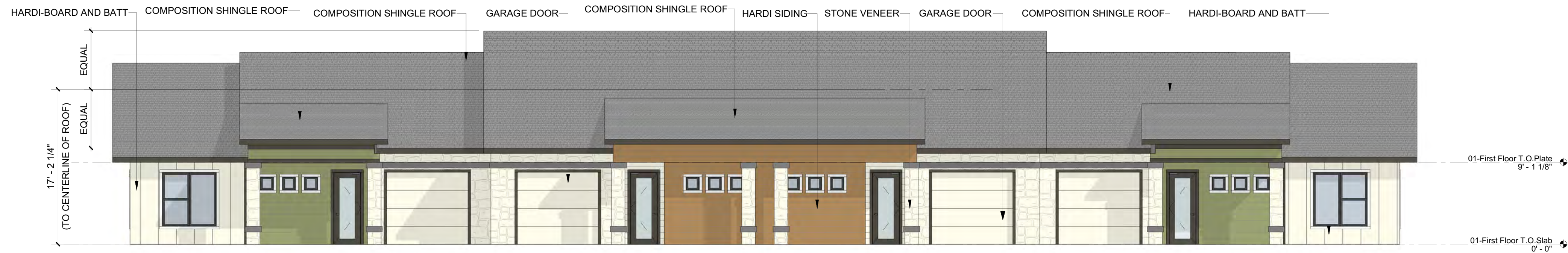
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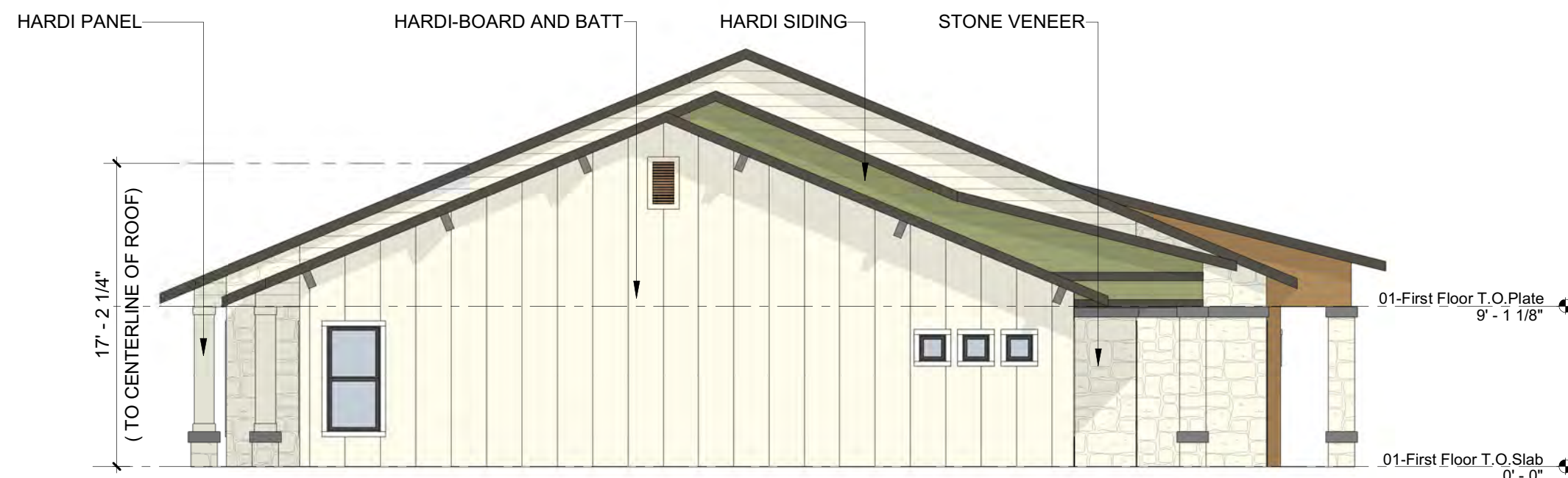
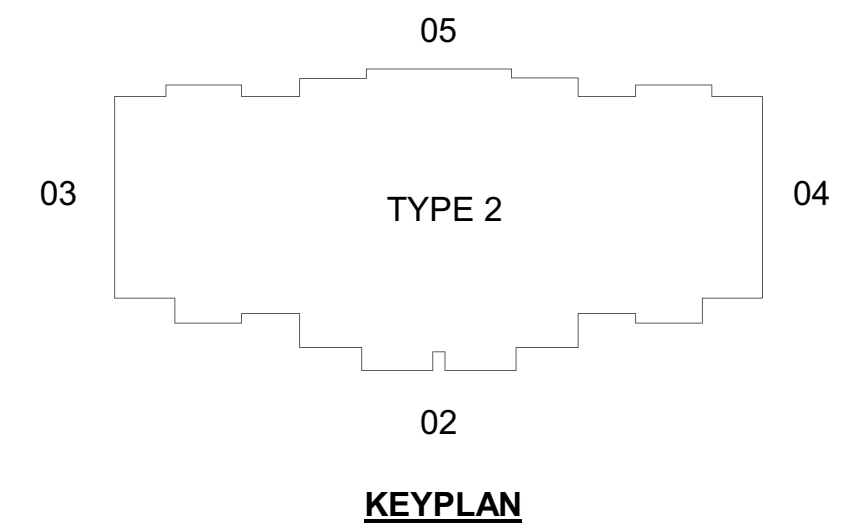
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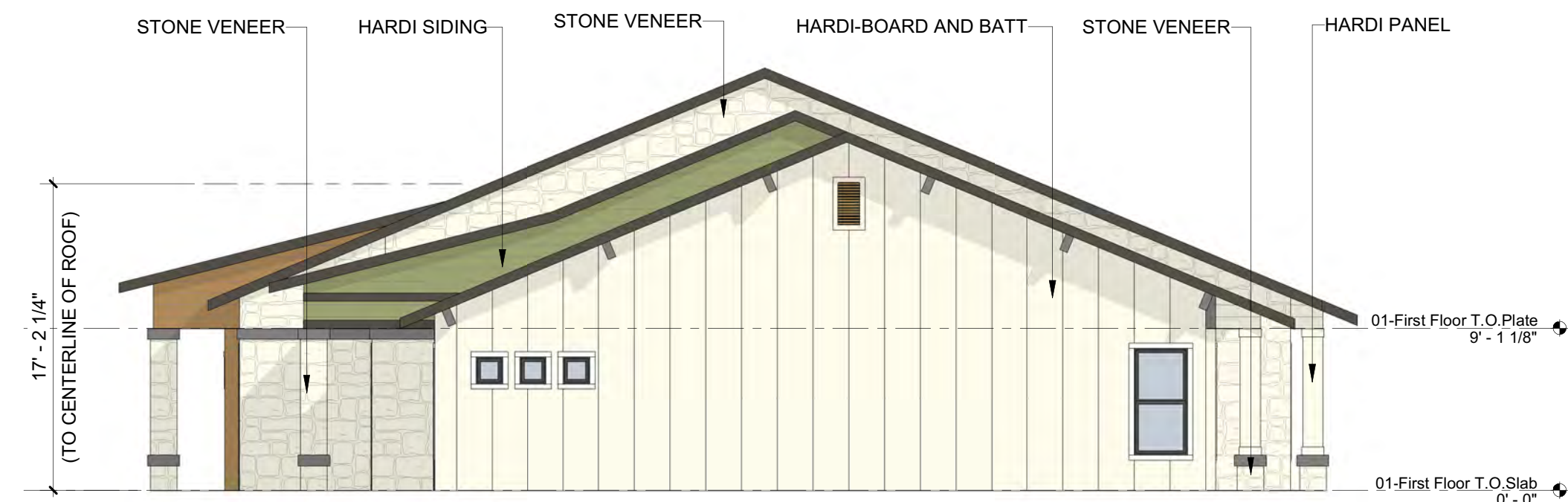
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02 VILLA TYPE 02 - FRONT  
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03 VILLA TYPE 02 - LEFT  
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04 VILLA TYPE 02 - RIGHT  
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05 VILLA TYPE 02 - REAR  
1/8" = 1'-0"

A1.12 VILLA TYPE 02

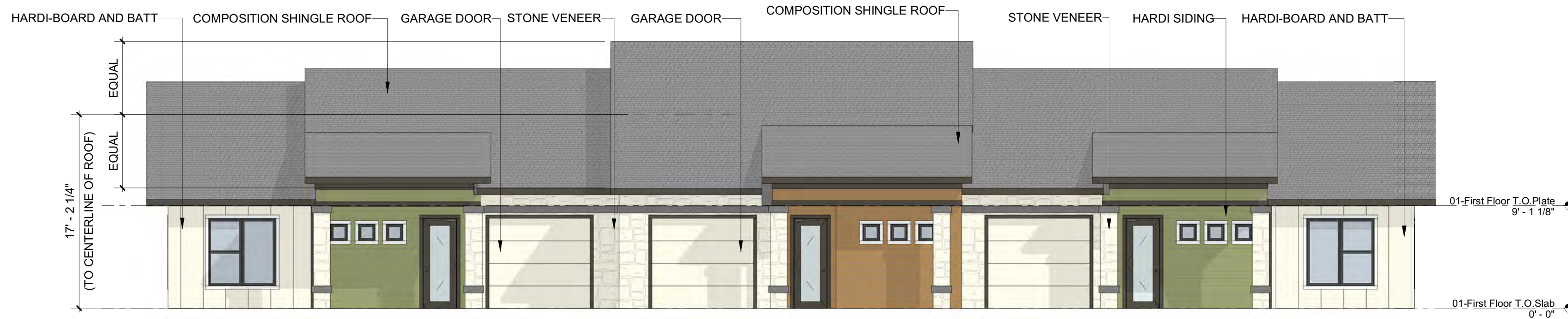
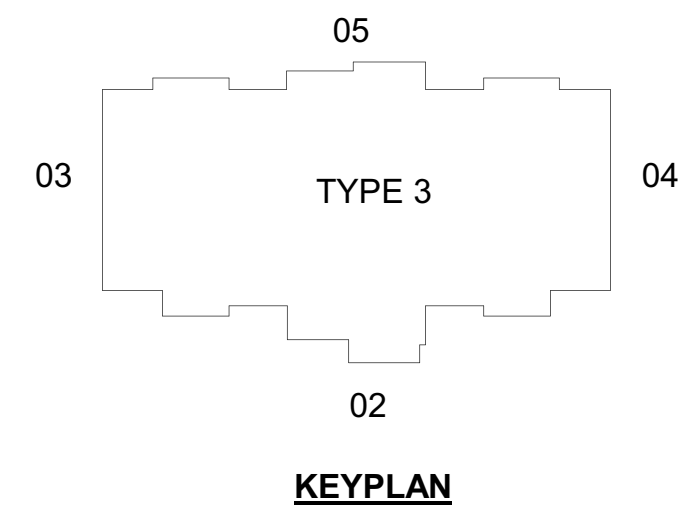
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CARROLLTON, TEXAS

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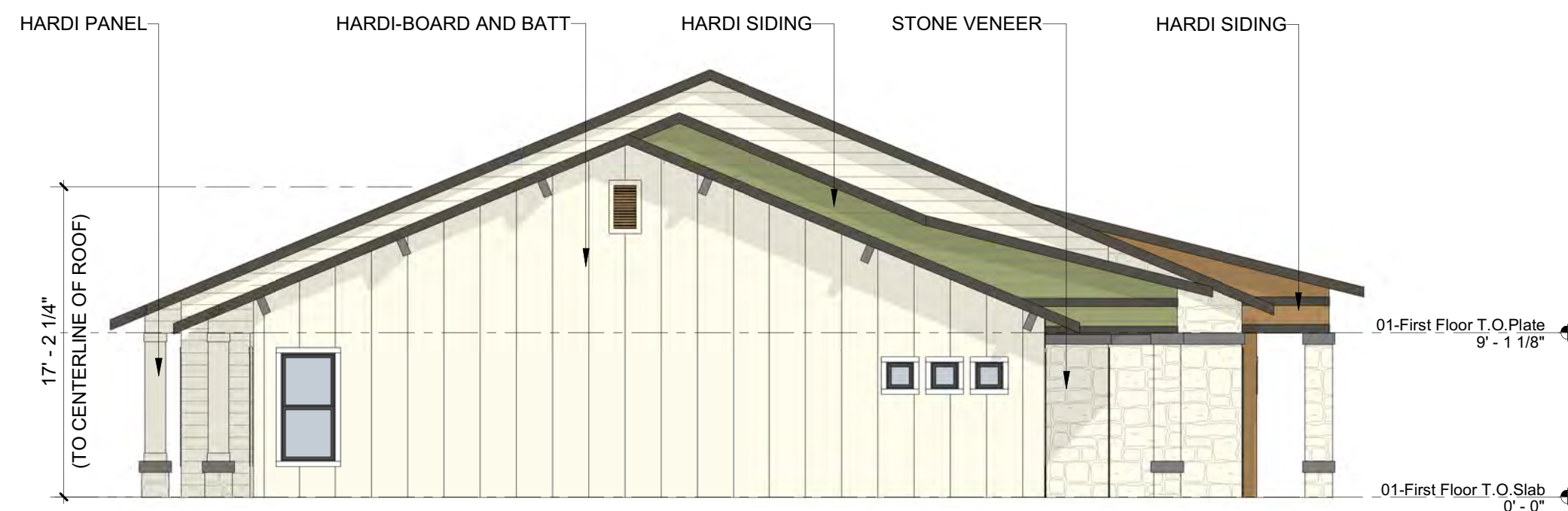
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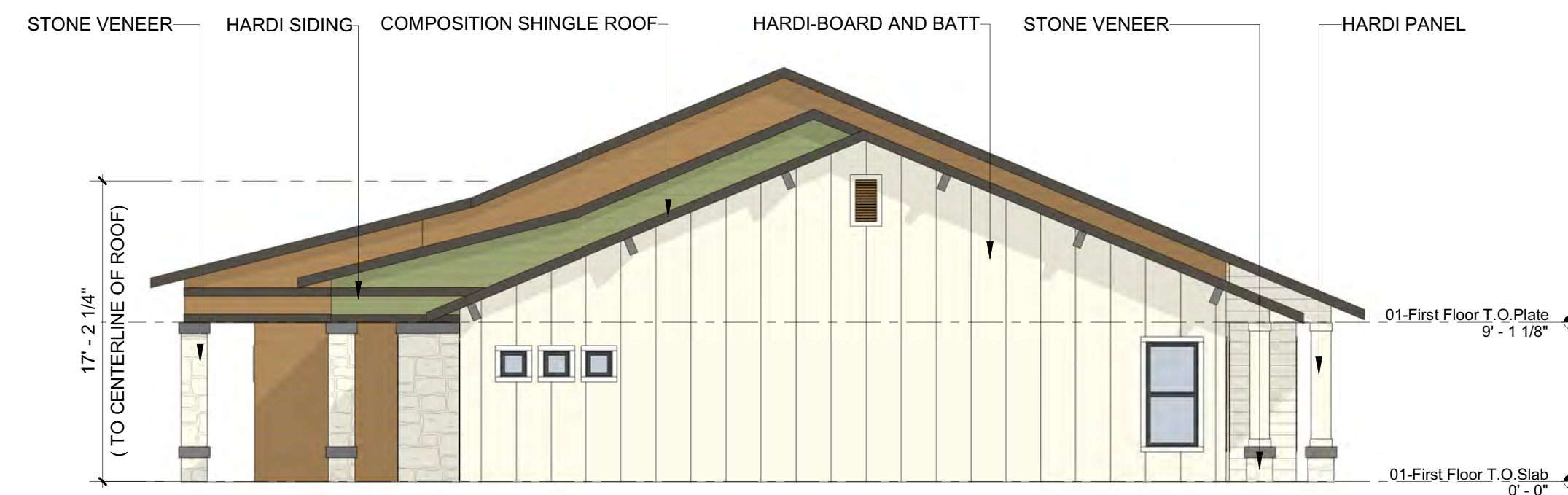




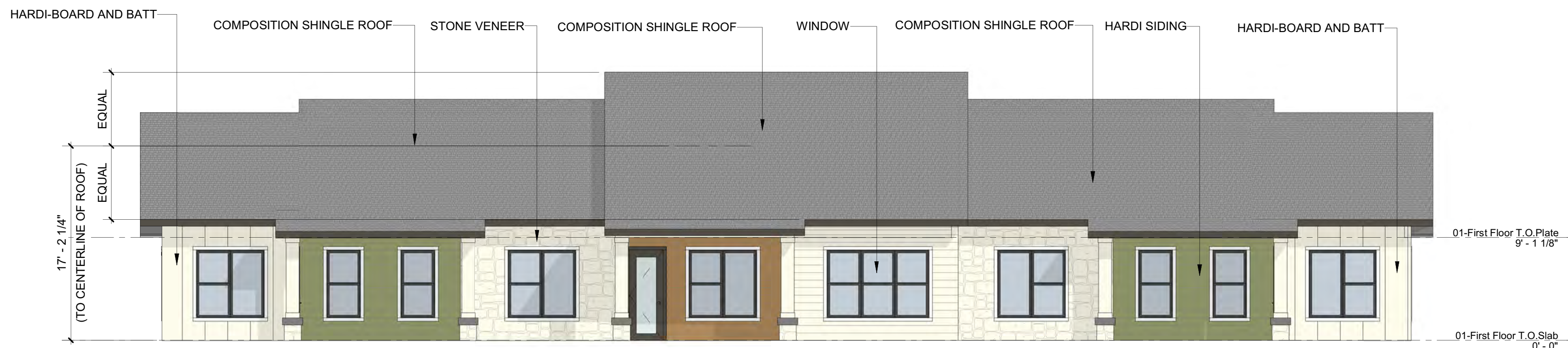
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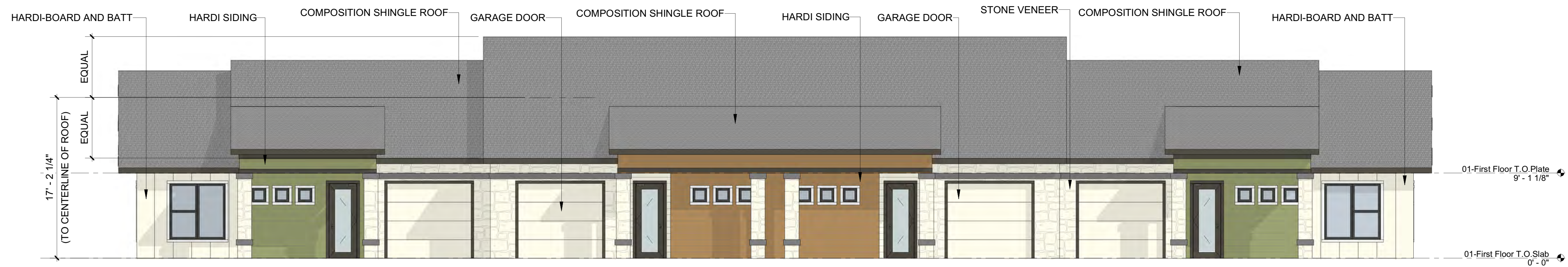


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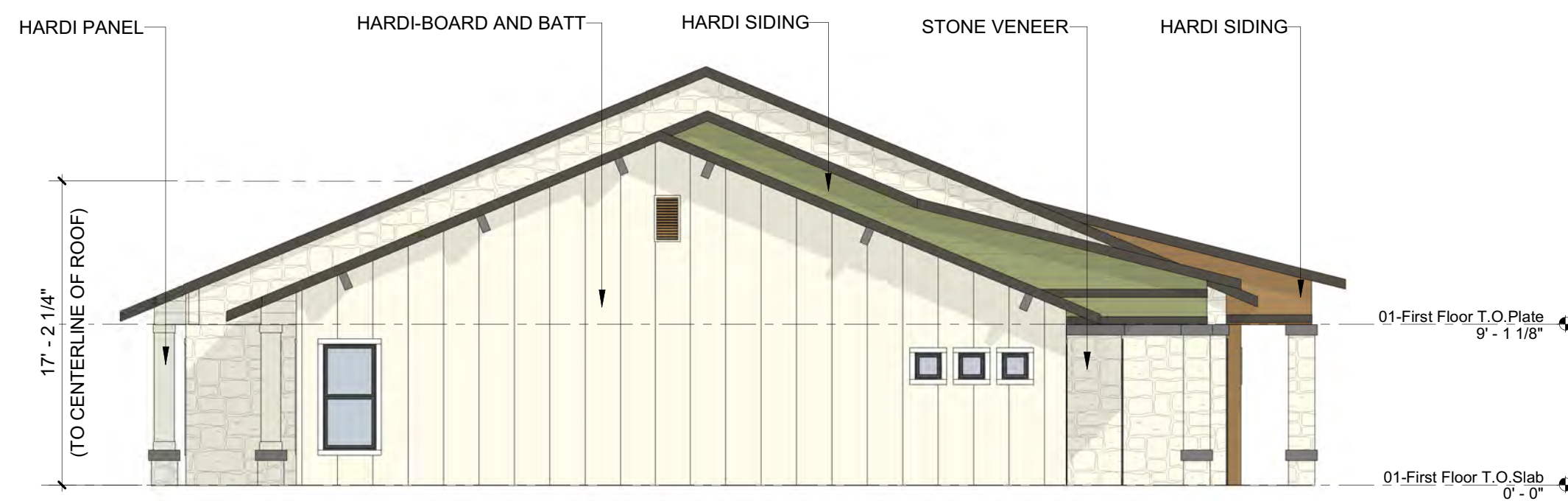
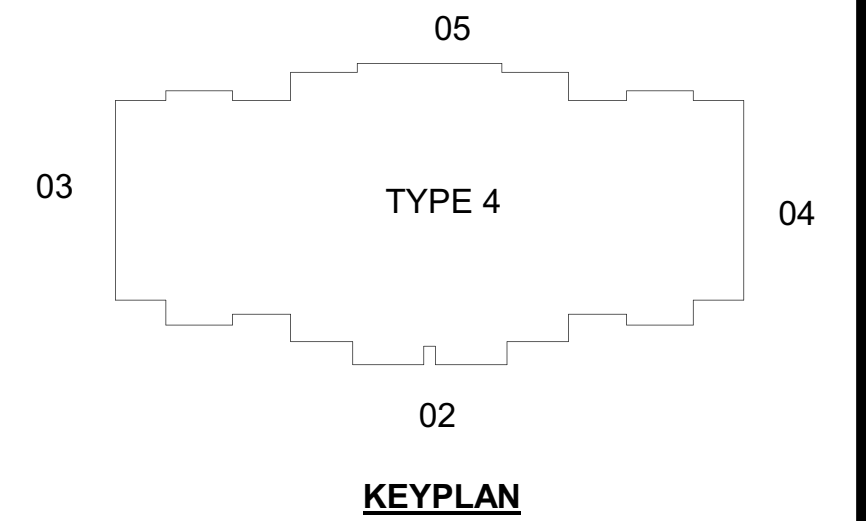


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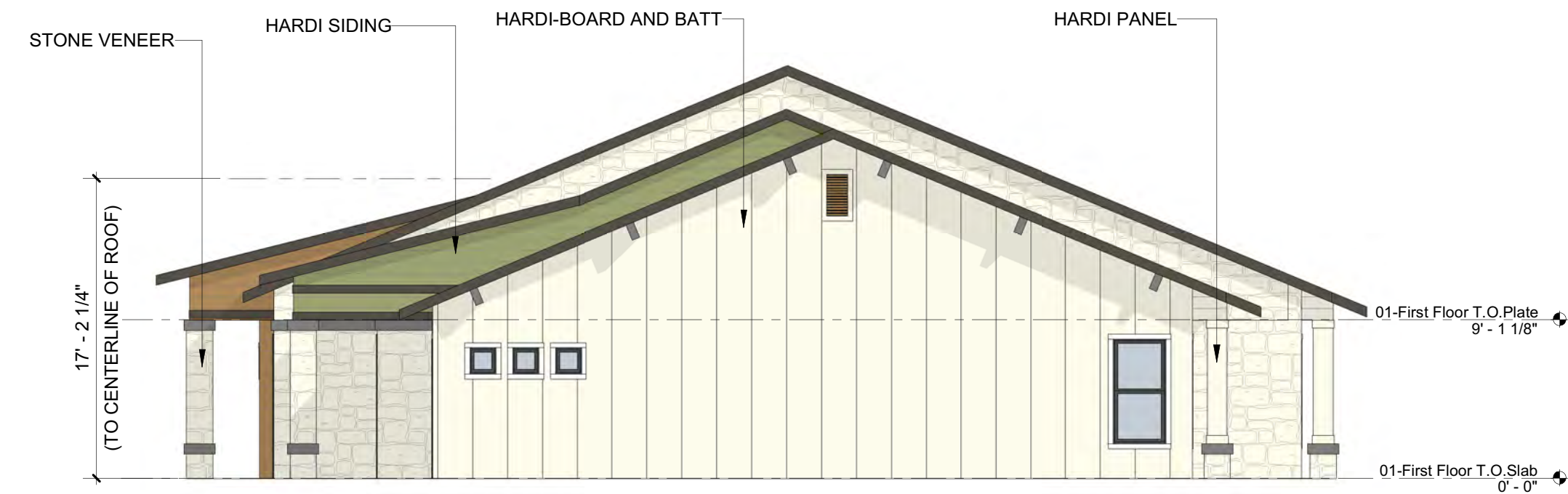




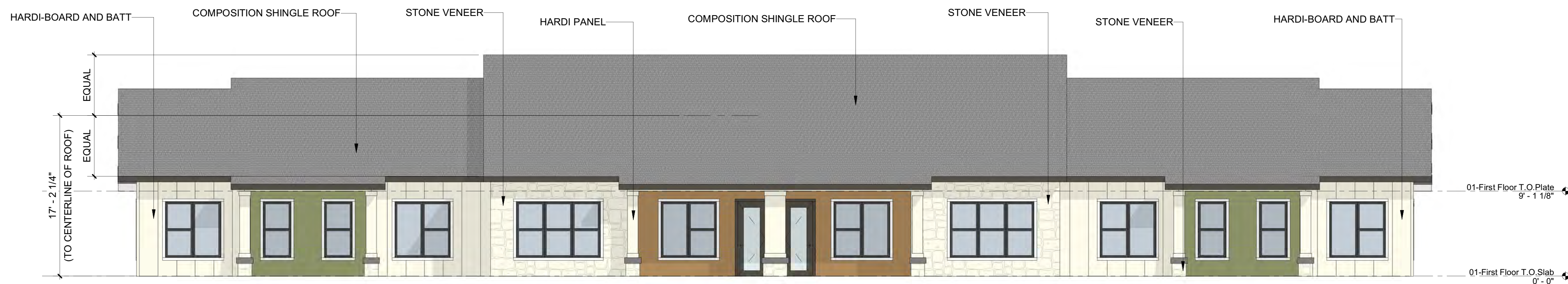
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04 VILLA TYPE 04 - RIGHT  
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05 VILLA TYPE 04 - REAR  
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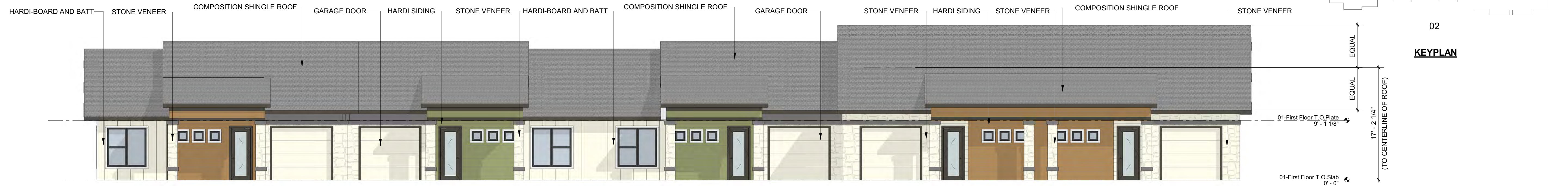
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CARROLLTON, TEXAS

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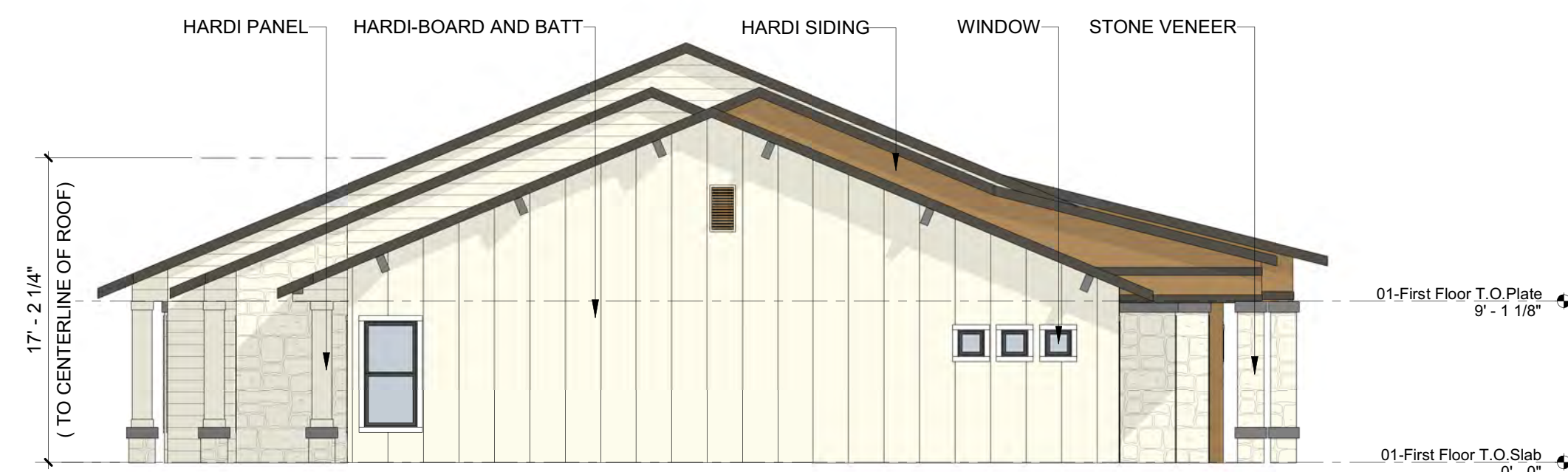
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SUBMITTAL DATE: 6/24/2025	
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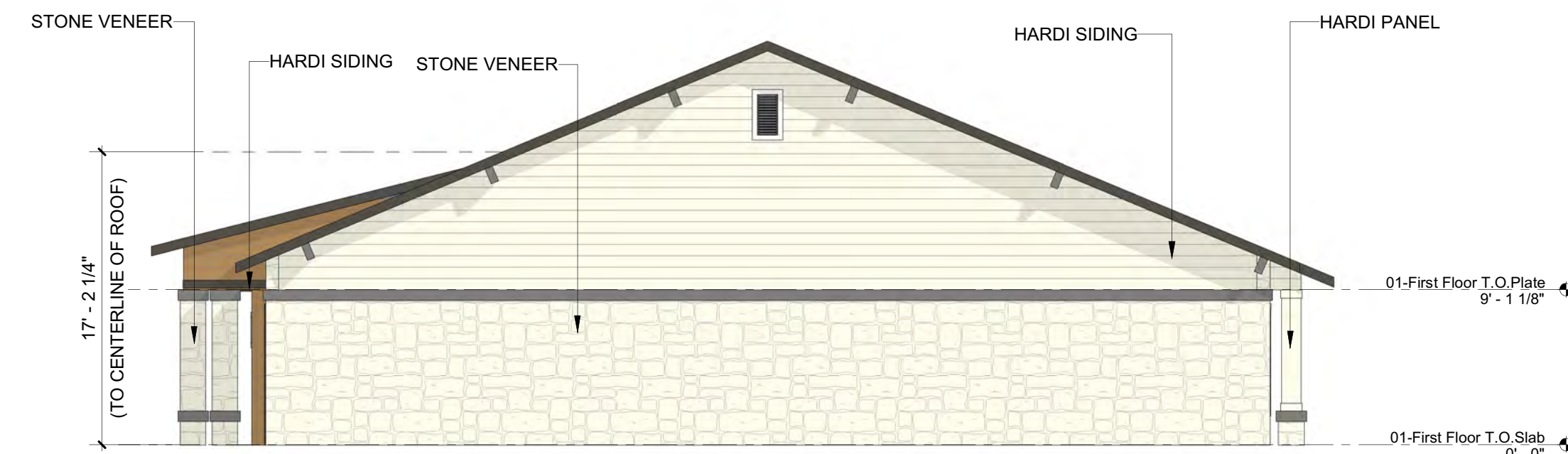
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03 VILLA TYPE 05 - LEFT  
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05 VILLA TYPE 05 - REAR  
1/8" = 1'-0"

A1.15 VILLA TYPE 05

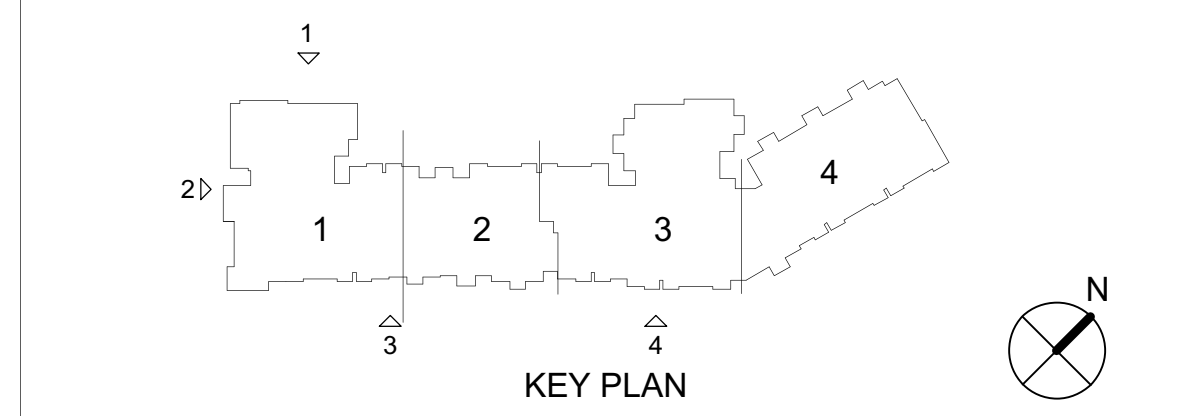
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DRAWN BY: AAG  
CHECKED BY: WCF  
ISSUED FOR: ZONING  
SUBMITTAL DATE: 6/24/2025  
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SHEET NO. A1.15



8/14/2025 12:33:43 PM



1 ENTRY EXTERIOR ELEVATION  
3/32" = 1'-0"



2 ENTRY EXTERIOR ELEVATION  
3/32" = 1'-0"



3 EXTERIOR ELEVATION  
3/32" = 1'-0"



4 EXTERIOR ELEVATION  
3/32" = 1'-0"

# ASPENS - ROSEMEADE

CARROLLTON, TEXAS

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AS.01 EXTERIOR ELEVATION

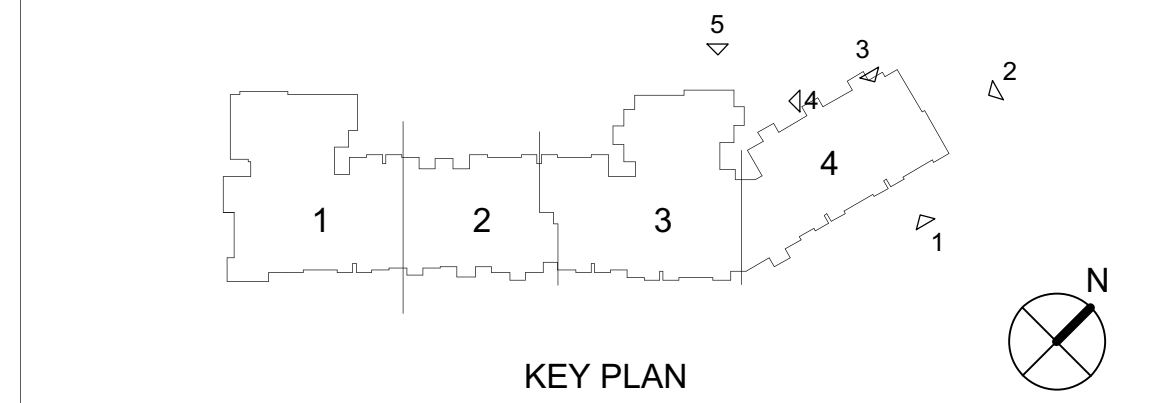
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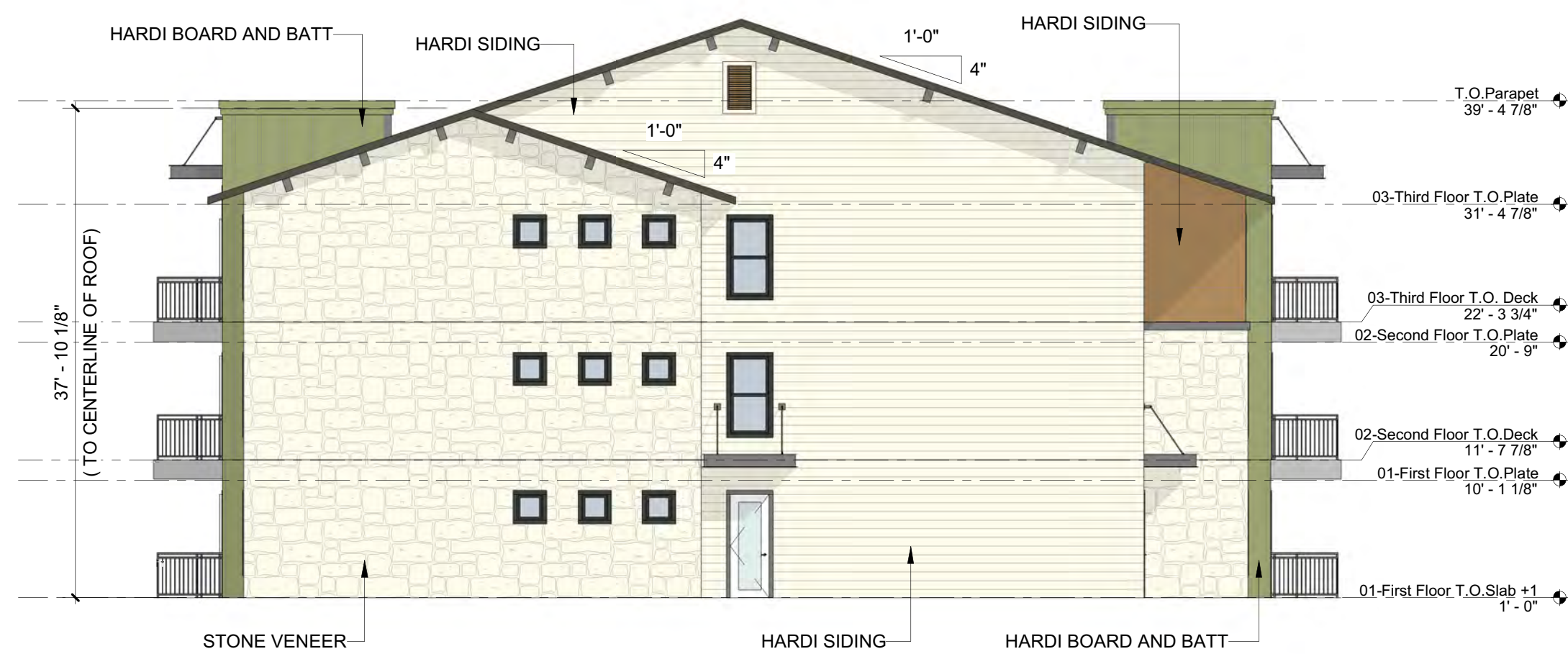
1 EXTERIOR ELEVATION  
3/32" = 1'-0"



3 EXTERIOR ELEVATION  
3/32" = 1'-0"



2 EXTERIOR ELEVATION  
3/32" = 1'-0"



5 EXTERIOR ELEVATION  
3/32" = 1'-0"



4 EXTERIOR ELEVATION  
3/32" = 1'-0"

AS.02 EXTERIOR ELEVATION

REVISION

DRAWN BY:	CHECKED BY:
AAG	WCF
ISSUED FOR:	
SCHEMATIC DESIGN	
SUBMITTAL DATE:	SHEET NO.
7/10/2025	
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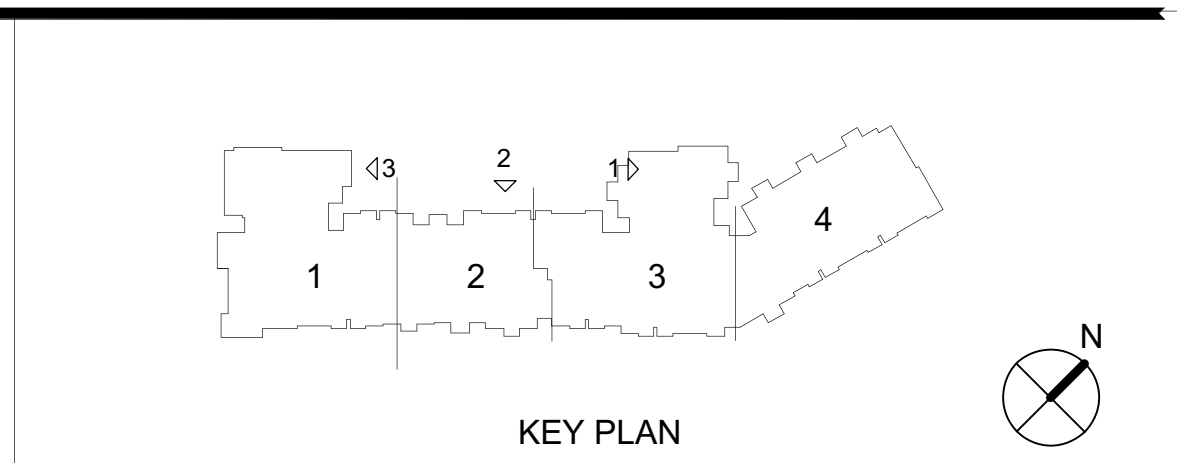
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**ASPENS - ROSEMEADE**  
CARROLLTON, TEXAS



8/14/2025 12:33:54 PM



1 EXTERIOR ELEVATION  
3/32" = 1'-0"



2 EXTERIOR ELEVATION  
3/32" = 1'-0"



3 EXTERIOR ELEVATION  
3/32" = 1'-0"

A5.03 EXTERIOR ELEVATION

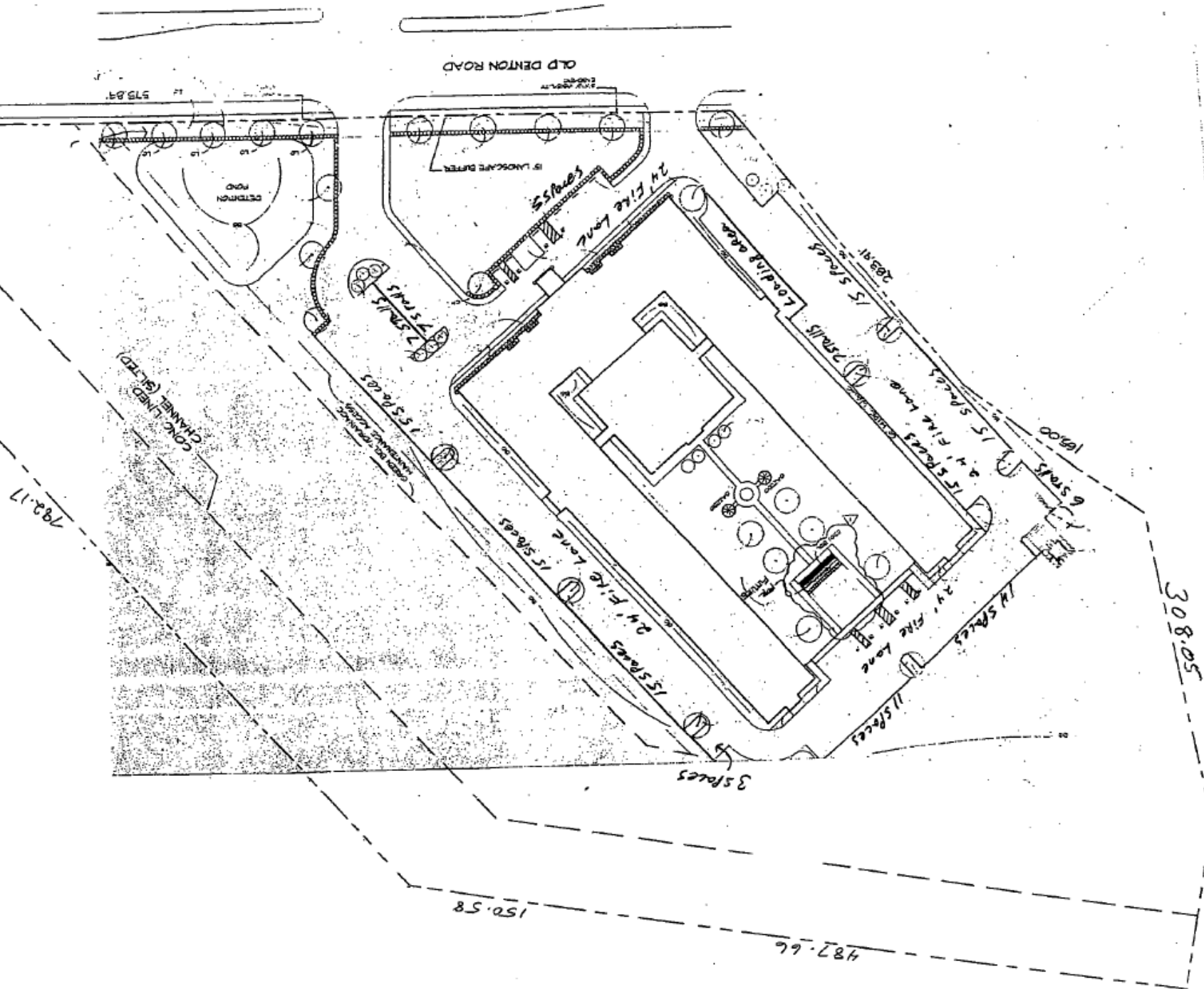
# ASPENS - ROSEMEADE CARROLLTON, TEXAS

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Ph 817.514.0584 · Fx 817.514.0694

REVISION	
DRAWN BY:	CHECKED BY:
AAG	WCF
ISSUED FOR:	
SCHEMATIC DESIGN	
SUBMITTAL DATE:	SHEET NO.
7/10/2025	A5.03
SCALE:	
3/32" = 1'-0"	



2022-2023



**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of September 4, 2025**

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

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Mark Yarbrough  
John Powell  
Al Overholt  
Dave Hermon  
Willadean Martin

**Commission Members Absent:**

Greg Kramer, Vice Chair  
Jim Doyle

**Alternate:**

Rusty Pendleton

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Shad Rhoten, Planner  
Brett King, Director Development Svcs.  
Lydia Tormos, Planning Technician

Ed Green, Plan Review Manager  
Jared Nations, Captain Fire Prevention  
Tom Hammons, Transportation Manager  
Joe Haefner, Asst. City Attorney  
Meridith Ladd, City Attorney

**Guests Present:**

None

3. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 11.2-Acre Tract Zoned Planned Development District 39 (PD-39) For The (MF-18) Multi-Family Residential District And Located At 3500 Old Denton Road, To Repeal And Replace Ordinance No. 2905, Reestablishing Planned Development 39; To Increase The Maximum Building Height For The Assisted Living Facility To 3-Stories; To Modify Conceptual Plans And Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-132 Aspens Rosemeade Senior Living.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised the applicant would like to redevelop the property from a two-story multi-family building to a three-story multi-family building and add single-story multi-unit villas. Conceptual plans were reviewed. Mr. McCauley advised the site is 11 acres with the southern portion undevelopable as this is in a drainage easement. Architectural designs were provided as well as a diagram indicating the line of sight from residential homes across Old Denton Road. He noted that the building is

greater than 80 feet from Old Denton Road, and the street's right-of-way width is 135 feet. Mr. McCauley advised that staff is recommending approval with stipulations, including the removal of stipulation 2.B.4. regarding the height of the villas as this stipulation is not necessary. No public comment cards were received.

In response to Commissioner Foster's question, Mr. McCauley advised that if the property is redeveloped, this would be a total tear down of the existing structures and rebuilt as presented.

Chair Windrow inquired if the applicant is present and would like to speak.

Victoria Morris, 2323 Ross Avenue, suite 600, Dallas, with Jackson Walker, gave details of the project. She advised the request is to amend PD-39 with the same density, additional landscaping, and new amenities. Barry Metcalf, 505 Pecan Street, Suite 202, Ft. Worth, followed up with more project details including depictions of what the redevelopment will look like as well as photos of their other similar developments.

Chair Windrow opened the public hearing.

Keith Wilson, 1308 Red Maple Dr. spoke with concern over the displacement of current residents and the timeline of the project.

Victoria Morris responded that the owner would coordinate with the residents on relocation.

- \* ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-132 Aspens Rosemeade Senior Living with stipulations and striking stipulation 2.B.4.; seconded by Commissioner Powell. The motion was approved with a vote of 7-0, (Doyle and Kramer absent).***

### PUBLIC COMMENTS (3)



#### PLANNING & ZONING APPEARANCE CARD

Applicant ✓

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

Name VICTORIA MORRIS Phone 214 953 6080 Date 9/4/25

Address 2323 ROSS AVE. STE. 600 City DALLAS Zip 75201

Public Hearing Agenda Item # 3

☒ 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: JACKSON WALKER LLP /  
ASPENS SENIOR LIVING

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



#### PLANNING & ZONING APPEARANCE CARD

Applicant ✓

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

Name Barry Metcalf Phone 817-632-6307 Date 9/4/25

Address 505 Pecan St., Ste. 202 City Ft Worth Zip 76102

Public Hearing Agenda Item # 3

☒ 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: Aspens Senior Living

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



**CARROLLTON**  
TEXAS

## PLANNING & ZONING APPEARANCE CARD

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

Name Keith Wilson Phone 972-249-6182 Date 9/4/25

Address 1308 Red Maple Dr City \_\_\_\_\_ Zip 75007

Public Hearing Agenda Item # 3

☐ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

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

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

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

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 10/14/2025

PLANNED DEVELOPMENT NO. 039  
ASPENS ROSEMEADE SENIOR LIVING

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NUMBER 2905 IN ITS ENTIRETY; AMENDING AND REESTABLISHING PLANNED DEVELOPMENT 039 FOR AN APPROXIMATELY 11.2 ACRE TRACT LOCATED AT 3500 OLD DENTON ROAD; TO INCREASE THE MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY TO THREE-STORIES; TO MODIFY CONCEPTUAL PLANS AND REVISE DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of September 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 039 (Case No. PLZ 2025-132); 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 Fourteenth day of October 2025, 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 11.2-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 of the residents of the City.

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

Section 1.

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

Section 2.

The Comprehensive Zoning Ordinance, Ordinance No. 1470, of the City of Carrollton is

hereby amended by repealing Ordinance No. 2905 in its entirety.

### Section 3.

Planned Development Number 039, as established by Ordinance 2905 on July 6, 2004, as further described in Exhibit A, attached and incorporated by reference for all purposes as if written word for word herein, is hereby amended and restated as set forth herein:

#### Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family 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 (MF-18) Multi-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

#### Special Development Standards

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

1. The existing multi-family development shall be limited to 126 dwelling units and be in general conformance with Exhibit B (Conceptual Site Plan).
2. If the existing multi-family development is redeveloped, it shall be in general conformance to Exhibits C (Conceptual Plans) with the following special development standards:
  - a. The development shall be limited to 126 dwelling units.
  - b. Landscaping, including detention or retention pond if required, shall comply with CZO Article XXV. Landscape and Screening.
  - c. The multi-family building, as referenced on the conceptual plan, height shall be limited to 38 feet.
  - d. Minimum side and rear yard shall be 20 feet.
  - e. Minimum distance between detached structures on the same lot or parcel shall be 10 feet.
  - f. All garages shall be limited to vehicle parking and not for storage to meet the minimum parking standards.

- g. New fencing or gates shall be ornamental metal.
  - h. The following amenities shall be provided:
    - i. Pool
    - ii. Clubhouse
    - iii. Outdoor passive or active recreation area
    - iv. Fitness studio
    - v. Dog park
  - i. In addition to the amenities provided above, a minimum of three (3) of the following additional amenities shall be provided:
    - i. Gym
    - ii. Community meeting space
    - iii. Coworking space
    - iv. Bistro or coffee bar
    - v. Library/reading area
    - vi. Creative arts studio
    - vii. Indoor game room
    - viii. Walking paths
    - ix. Resident garden area
    - x. Outdoor grilling area
3. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

#### Section 4.

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

#### Section 5.

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

#### Section 6.

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



Section 7.

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

Section 8.

This Ordinance shall 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 Fourteenth day of October 2025.

CITY OF CARROLLTON

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

ATTEST:

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

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

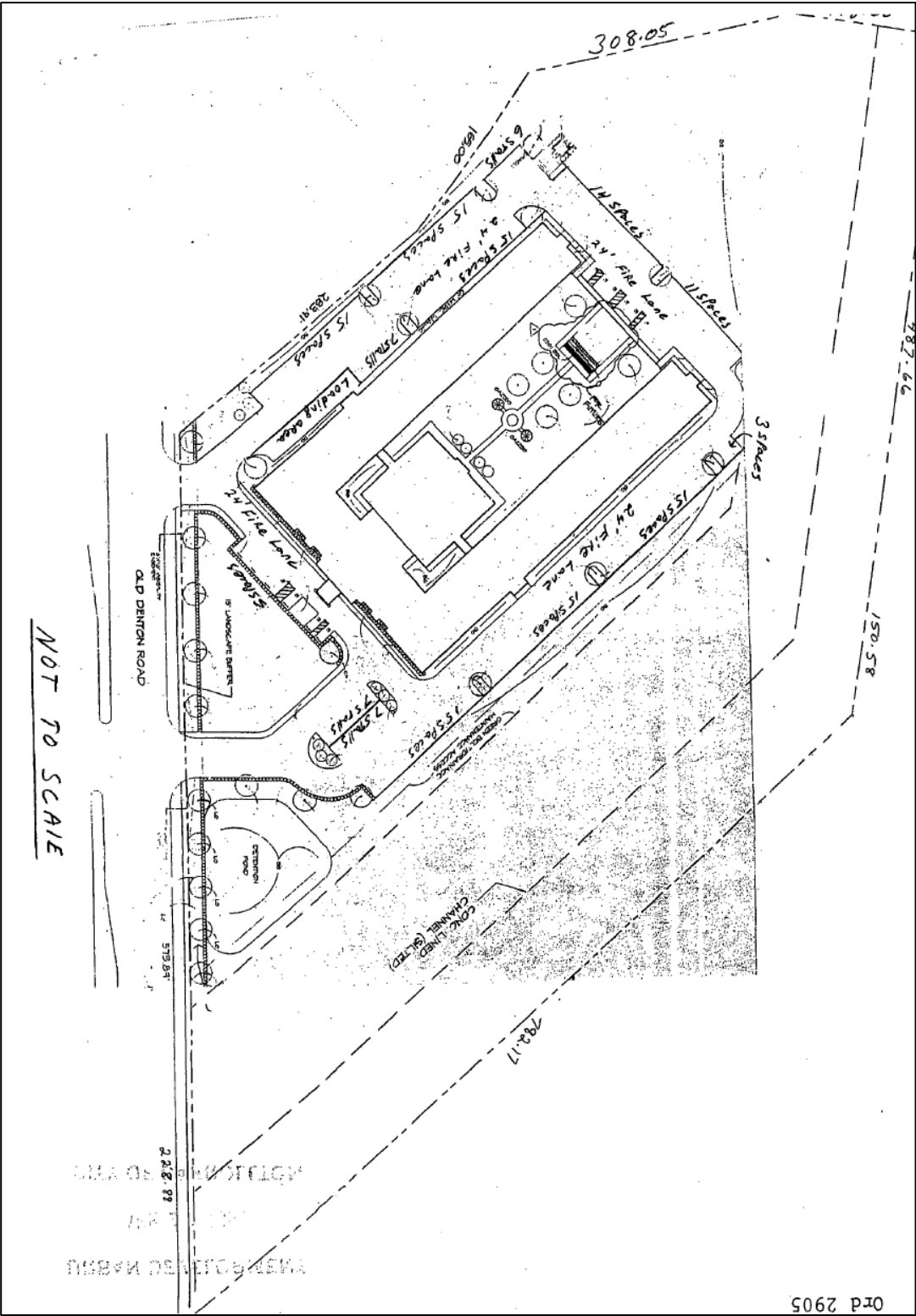
\_\_\_\_\_  
Michael McCauley  
Senior Planner

**EXHIBIT A**

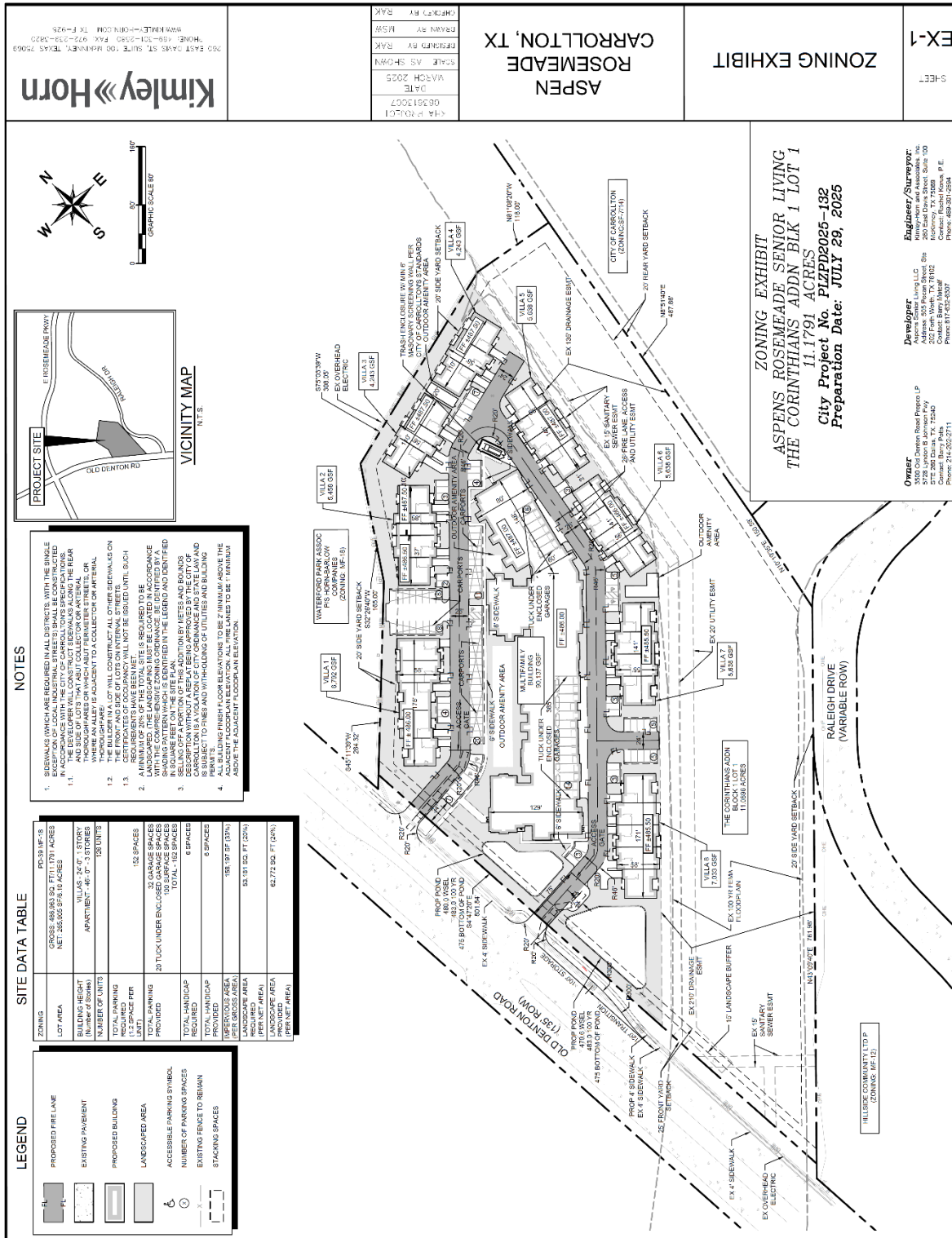
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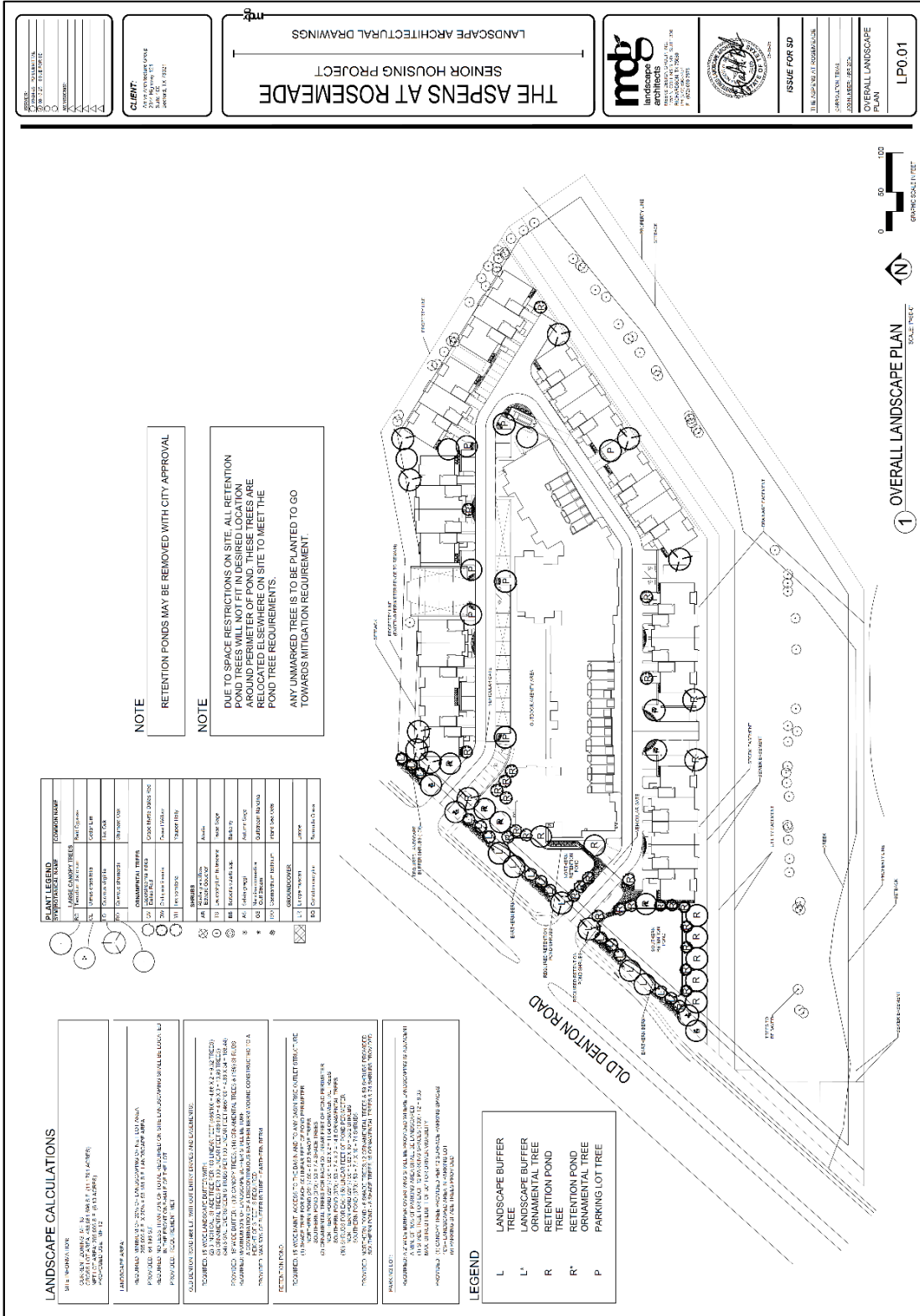
THE CORINTHIANS ADDITION  
LOT 1, BLOCK 1

EXHIBIT B  
CONCEPTUAL SITE PLAN (EXISTING DEVELOPMENT)



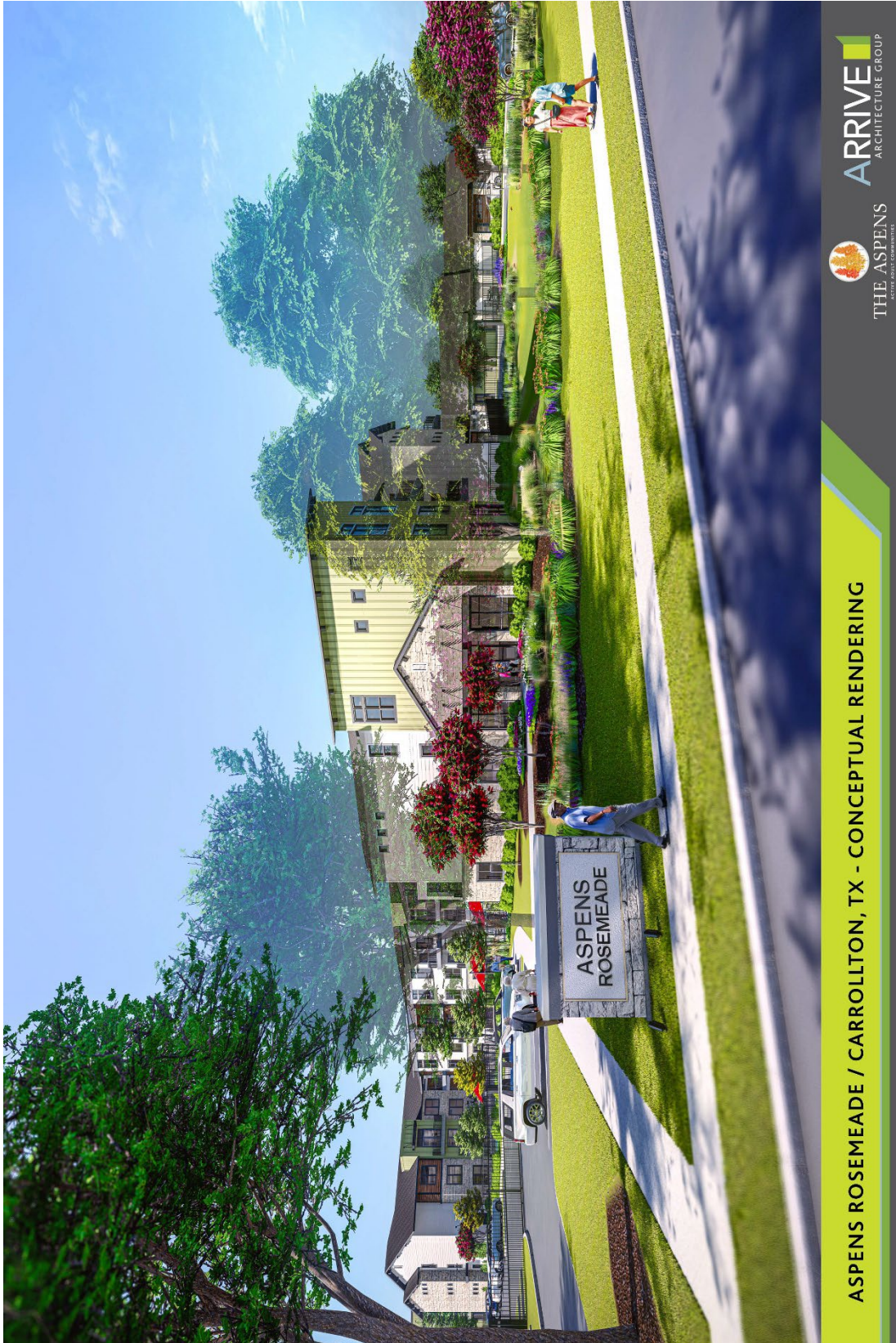
## CONCEPTUAL SITE PLAN







CONCEPTUAL BUILDING ELEVATIONS (1 OF 5)



# CONCEPTUAL BUILDING ELEVATIONS (2 OF 5)











ASPENS - ROSEMEADE  
CARROLLTON, TEXAS

**ARRIVE** ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2341 Highway 121, Suite 100 • Decatur, Texas 76201 • [www.ArriveAG.com](http://www.ArriveAG.com)  
PH 817.514.0584 • FX 817.514.0584

MAG 35  
**AAG**  
 14 DEC 83 BP  
**WCF**  
 224/2025  
**A1.11**  
 DATE  
 OF = 10/28





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7392

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Public Hearing/Individual  
Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 25.

**CC MEETING: October 14, 2025**

**DATE:** October 3, 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 For An Approximately 10-Acre Tract Zoned Planned Development District 132 (PD-132) For The (O-4) Office District And Located At The Northwest Corner Of Josey Lane And Arbor Creek Drive; To Repeal And Replace Ordinance No. 4196, Reestablishing Planned Development 132; To Allow Additional Covered Parking, To Modify Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly.** Case No. PLZ 2025-137 Avenida Carrollton Covered Parking.

### **BACKGROUND:**

The applicant's request is to amend PD-132 to modify conceptual plans and revise development standards to allow additional covered parking.

Avenida Carrollton was approved via Ordinance 4010 amending PD-132 to allow multi-family with duplexes and triplexes in 2021.

Avenida Carrollton was later amended in 2024 via Ordinance 4196 (repealed and replaced PD-132) to allow additional covered parking.

### **STAFF RECOMMENDATION/ACTION DESIRED:**

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

Staff recommends **APPROVAL** with stipulations.

The attached ordinance reflects the action of the Commission.

## RESULTS SHEET

**Date:** 10/14/25

**Case No./Name:** PLZ 2025-137 Avenida Carrollton Covered Parking

### A. STIPULATIONS AND RECOMMENDATIONS

The text additions are in red and underlined. Staff recommends **APPROVAL** amending PD-132 to modify conceptual plans and to revise development standards, to allow additional covered parking with the following stipulations:

#### 1. Subsection I

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-4) Office 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 (O-4) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-4) Office District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

#### 2. Subsection II

Additional Uses: Multi-family with duplex and triplex cottages

#### 3. Subsection III

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

If developed as multi-family use, the development shall be in accordance with the attached conceptual site plan, conceptual landscape plan and conceptual building elevations, with the exception to the following standards:

- a. The development is limited to 155 multi-family units and 48 duplex and triplex cottages (combined).
- b. An approximately 10,000 square-foot indoor clubhouse facility shall be provided in the main building.
- c. A boutique hotel style lobby entry shall be provided.
- d. On-site management offices shall be provided.
- e. A gathering great room shall be provided.
- f. A bistro shall be provided.
- g. A fitness and yoga studio shall be provided.

- h. A private dining room shall be provided.
- i. A library/reading area shall be provided.
- j. A creative arts studio shall be provided.
- k. A nail salon/spa shall be provided.
- l. A game room and flexible meeting space with library area shall be provided.
- m. Outdoor grilling and pool area shall be provided.
- n. Walking paths shall be provided.
- o. Outdoor lounge area shall be provided.
- p. Resident garden and passive game area shall be provided.
- q. The multi-family building shall not exceed 155 units consisting of one and two-bedroom units (apartment homes).
- r. The duplex and triplex cottage homes shall not exceed 48 units.
- s. Landscaping shall be in general conformance with the Comprehensive Zoning Ordinance, Article XXV. Landscaping and Buffering.
- t. Parking shall be calculated based on senior living for the elderly and not multifamily. The duplex and triplex units shall comply with single-family attached, as provided in the Comprehensive Zoning Ordinance, Article XXIV. Off-Street Parking, Loading and Stacking Regulations.
- u. All signage shall be submitted and reviewed separately for permitting.
- v. Covered parking shall be permitted and in general conformance with the conceptual plans attached.
- w. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

**B. P&Z ACTION** from P&Z meeting: 09/04/25:

Result: **APPROVED** /Vote: 6-1 (Martin opposed; Doyle, Kramer absent)

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 10/14/25:

Result: /Vote:



Legend:

- Subject Property
- Planned Development
- Special Use Permit
- Office
- Single Family Residential



SUP 354

PD 122

(O-4) (LR-2)

(O-4)

PD 132

SUP 448

PD 041

Diamond Cluster

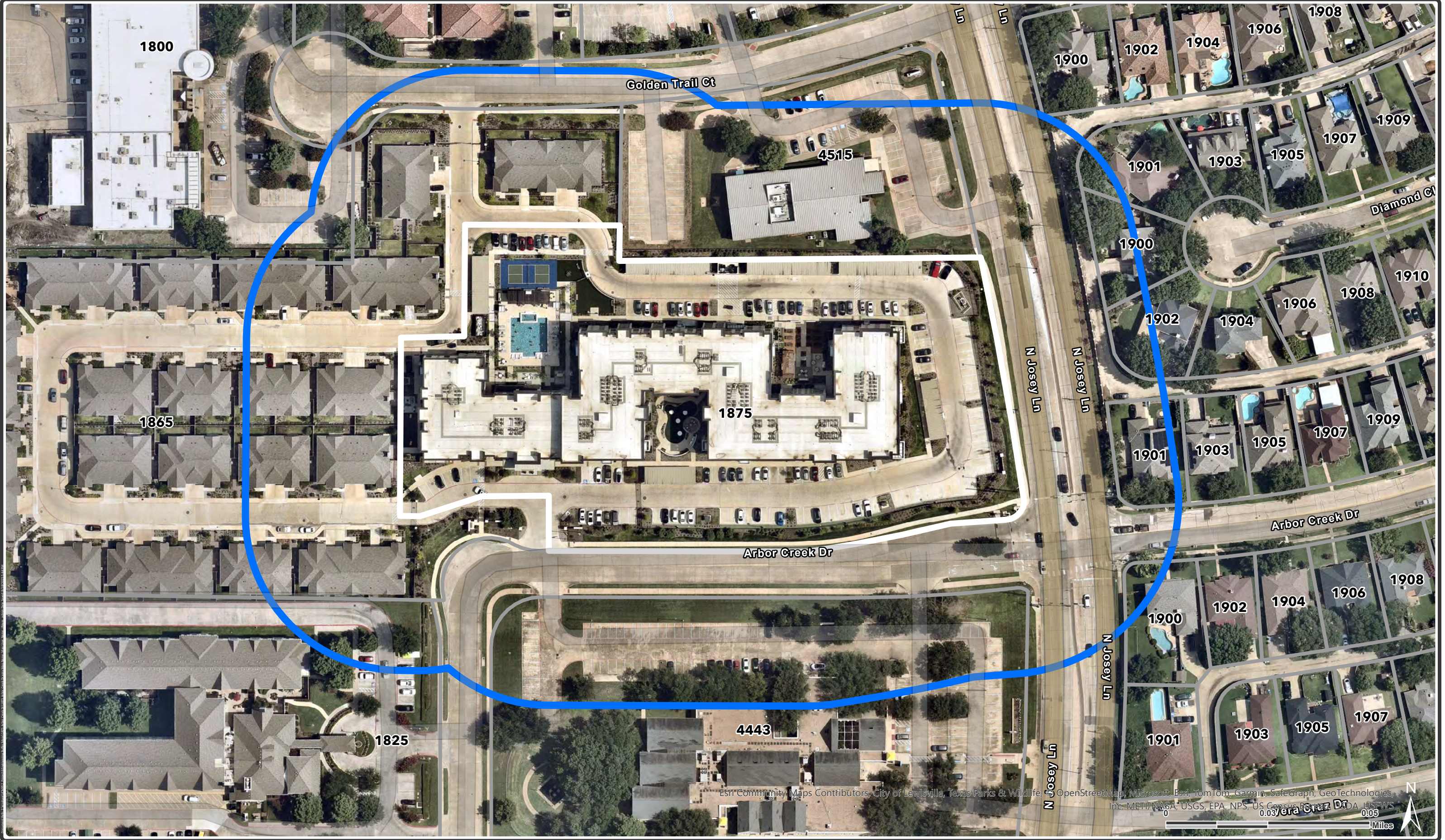
Vera Cruz DR



# 1875 Arbor Creek Dr

200 FT Buffer

August 2025





## APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project

**Consideration of additional Covered Parking in two phases, Phase One 35 additional covered spaces and Phase 2 (future) 42 additional covered spaces. This is for additional covered structures over existing spaces.**

## ZONING CHANGE

Case Coordinator: Michael McCauley

---

### GENERAL PROJECT INFORMATION

**SITE ZONING:** PD-132 for the (O-4) Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-122 for the (O-4) Office District	Offices
SOUTH	PD-132 for the (O-4) Office District and SUP-448 for Child Day Care	Offices and Child Day Care
EAST	PD-41 for the (SF-7/14) Single-Family Residential District	Residential Subdivision Across Josey Lane
WEST	Lewisville	Residential Subdivision

**REQUEST:** Amend and replace PD-132 to allow additional covered parking

**PROPOSED USE:** Continuing Care Retirement Community & Assisted Living Facility

**ACRES/LOTS:** Approximately 10 acres / 1 lot

**LOCATION:** 4501 N. Josey Lane (northwest corner of North Josey Lane and Arbor Creek Drive)

**HISTORY:** The property was platted in 1999.  
PD-132 was repealed and replaced for Avenida Carrollton's development proposal in 2021.  
PD-132 was repealed and replaced for Avenida Carrollton to allow additional covered parking in 2024.

**COMPREHENSIVE PLAN:** Public/Semi-Public

**TRANSPORTATION PLAN:** Josey Lane is designated as an (A6D) 6-Lane Divided Arterial. Arbor Creek Drive and Golden Trail are designated as Local Roadways.

**OWNER:** AA Carrollton Owner, LLC

**REPRESENTED BY:** Frank English, NHouse Group LLC



## **STAFF ANALYSIS**

### **PROPOSAL**

This request consists of allowing additional covered parking as shown on the attached conceptual plans.

### **ZONING**

1. The property is zoned PD-132 for the (O-4) Office District and allows multifamily.

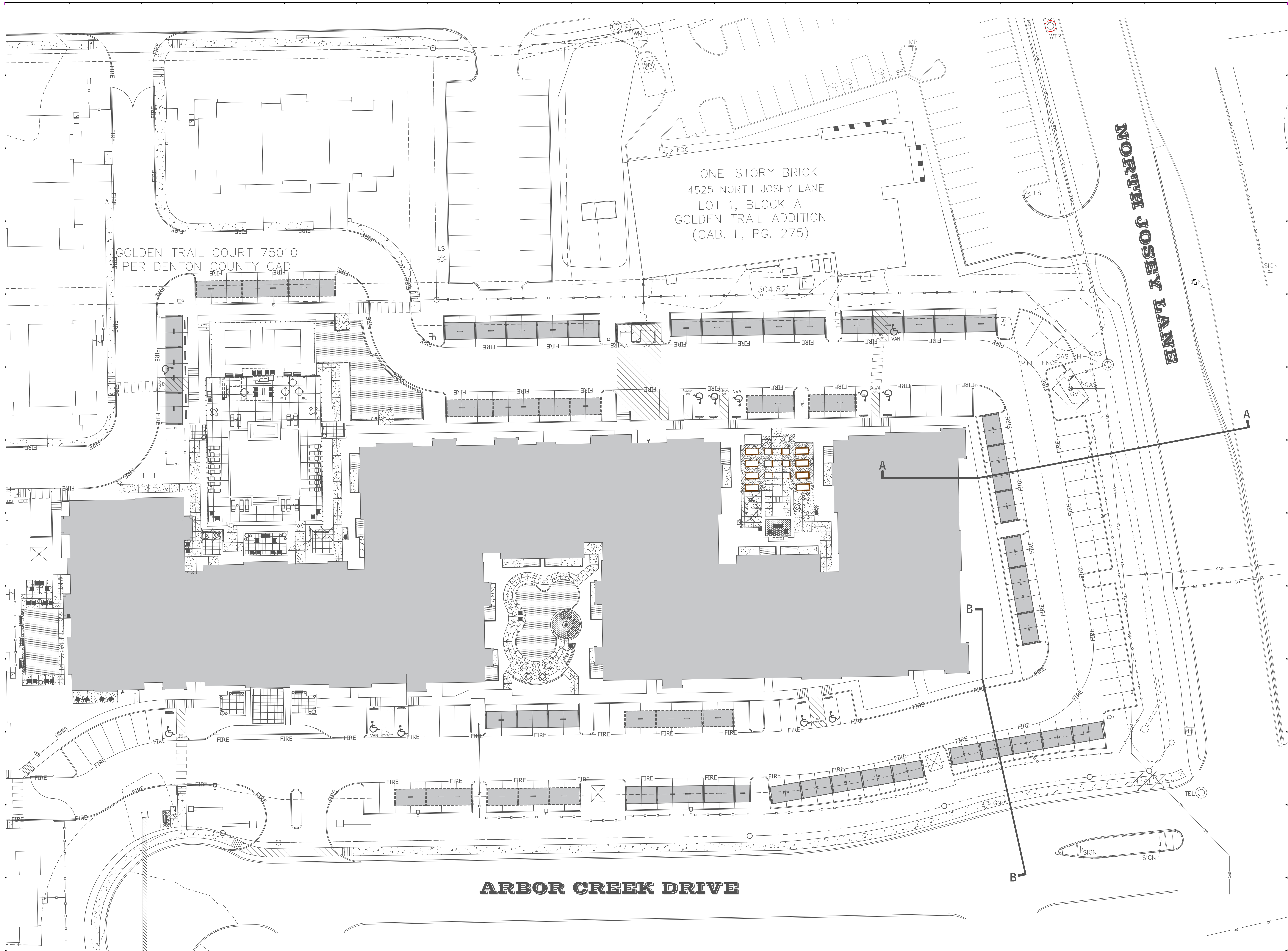
### **ELEMENTS TO CONSIDER**

1. The property is located at the northwest corner of Arbor Creek and Josey Lane, and is enveloped by medical uses, physicians' offices, and an assisted living facility.
2. The additional covered parking will be designed consistently with parking covers approved initially with Avenida Carrollton's PD and its amendment in 2024.
3. No parking covers are proposed for parking spaces fronting North Josey Lane.
4. Staff has received written public comments.

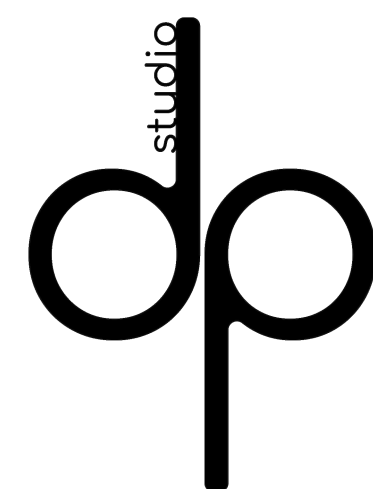
### **CONCLUSION:**

With the parking cover locations and the existing enhanced landscaping along North Josey Lane, staff believes the additional parking covers and their locations should not adversely impact the visual aspect of Avenida Carrollton's earlier approval.





1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 250'



studio dp  
19901 Southwest Fwy  
Sugar Land, TX 77479

CONSULTANT:

PROFESSIONAL SEAL:  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

DENNIS S. PATEL, TEXAS NO.29678

MARK DATE DESCRIPTION

AVENIDA  
PARTNERS, LLC

AVENIDA  
CARROLLTON

1875 ARBOR CREEK DR.  
CARROLLTON, TX 75010

SITE PLAN

PLZ 2025-07

DATE SHEET NO.

7/11/2025

PROJECT NO.

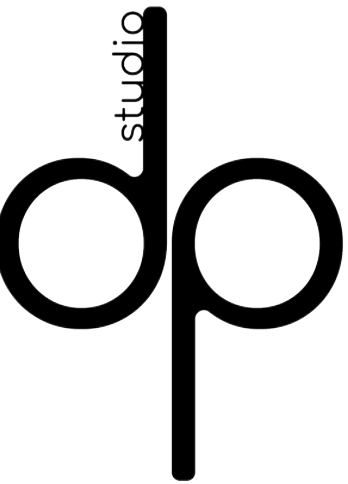
N049

DRWN/CHKD

dp / dp

AS.01



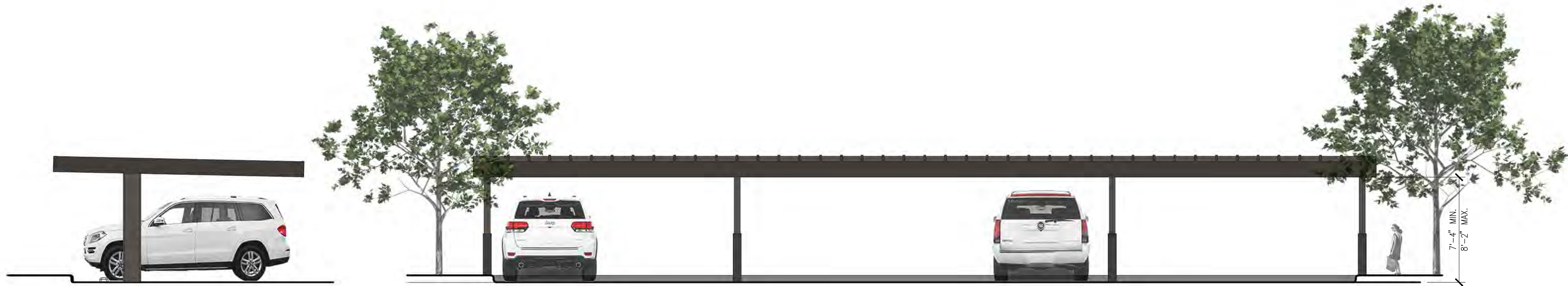


**studio dp**  
19901 Southwest Fwy  
Sugar Land, TX 77479

CONSULTANT:

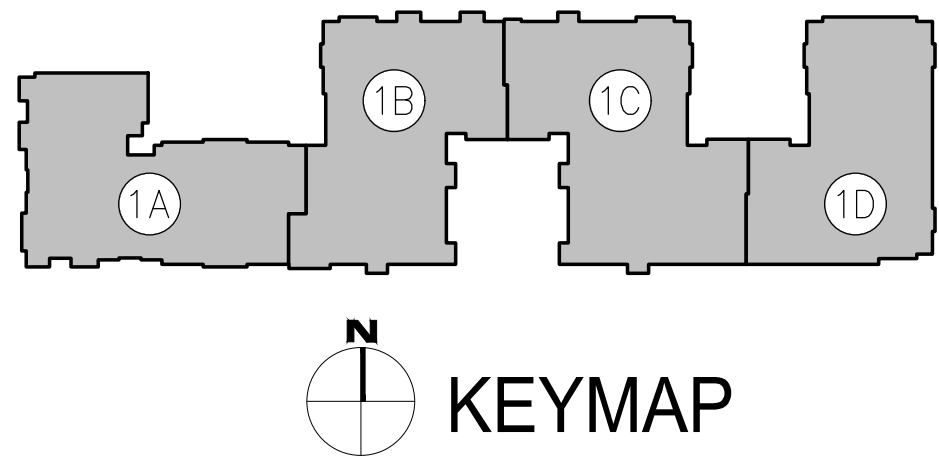
PROFESSIONAL SEAL:  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.  
DENNIS S. PATEL, TEXAS NO.29678

MARK DATE DESCRIPTION



CARPORT ELEVATIONS (C4 SHOWN)

1 LINE OF SIGHT EXHIBIT  
N.T.S.



**AVENIDA  
PARTNERS, LLC**

**AVENIDA  
CARROLLTON**

1875 ARBOR CREEL DR.  
CARROLLTON, TX 75010

SECTION 'A'

PLZ 2025-07

DATE SHEET NO.

7/11/2025

PROJECT NO.

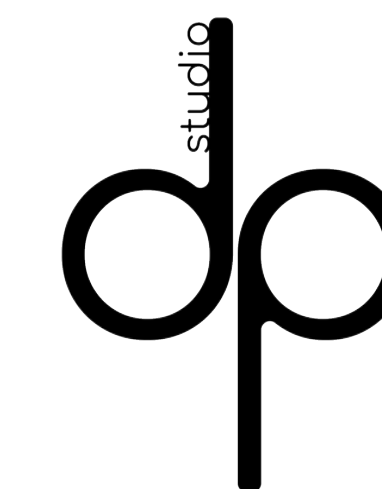
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DRWN/CHKD

dp / dp

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**studio dp**  
19901 Southwest Fwy  
Sugar Land, TX 77479

CONSULTANT:

PROFESSIONAL SEAL:  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

DENNIS S. PATEL, TEXAS NO.29678

MARK	DATE	DESCRIPTION
------	------	-------------

**AVENIDA  
PARTNERS, LLC**

**AVENIDA  
CARROLLTON**

1875 ARBOR CREEL DR.  
CARROLLTON, TX 75010

**SECTION 'B'**

**PLZ 2025-07**

DATE SHEET NO.

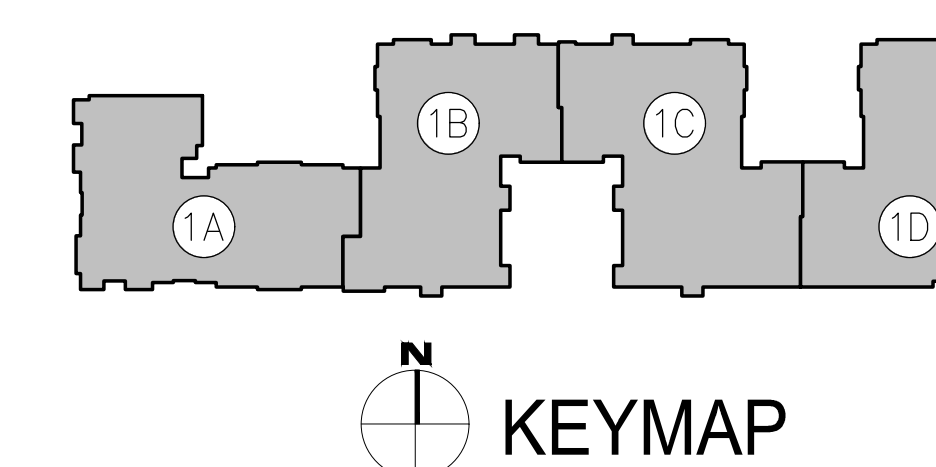
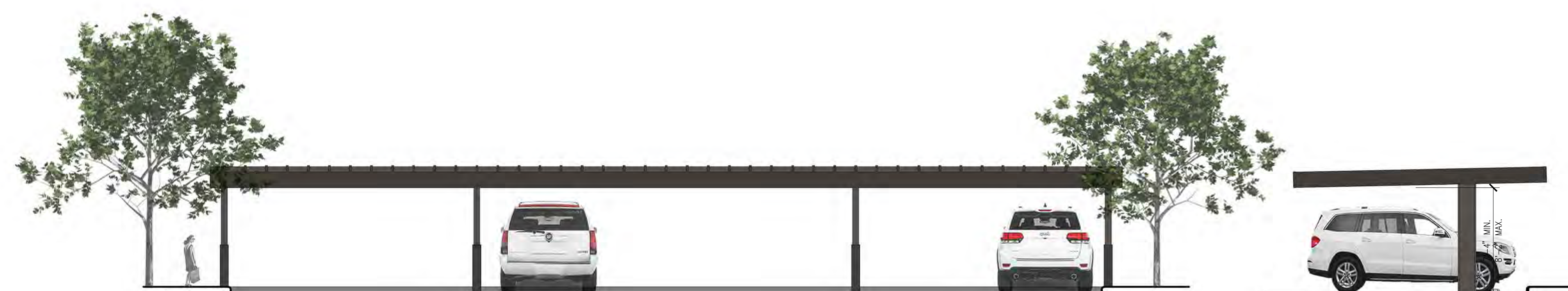
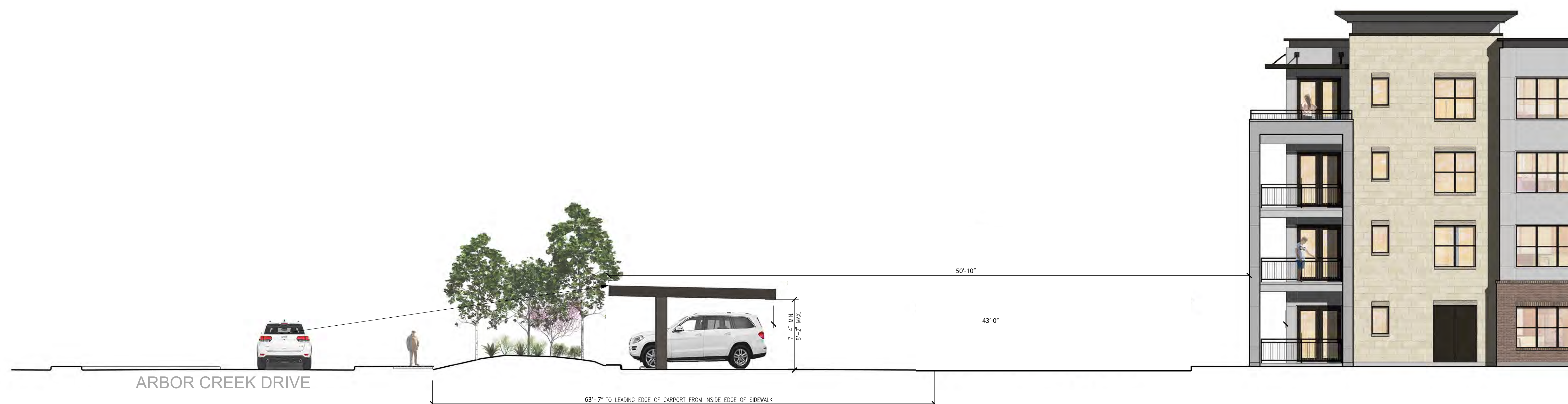
7/11/2025

PROJECT NO.

N049

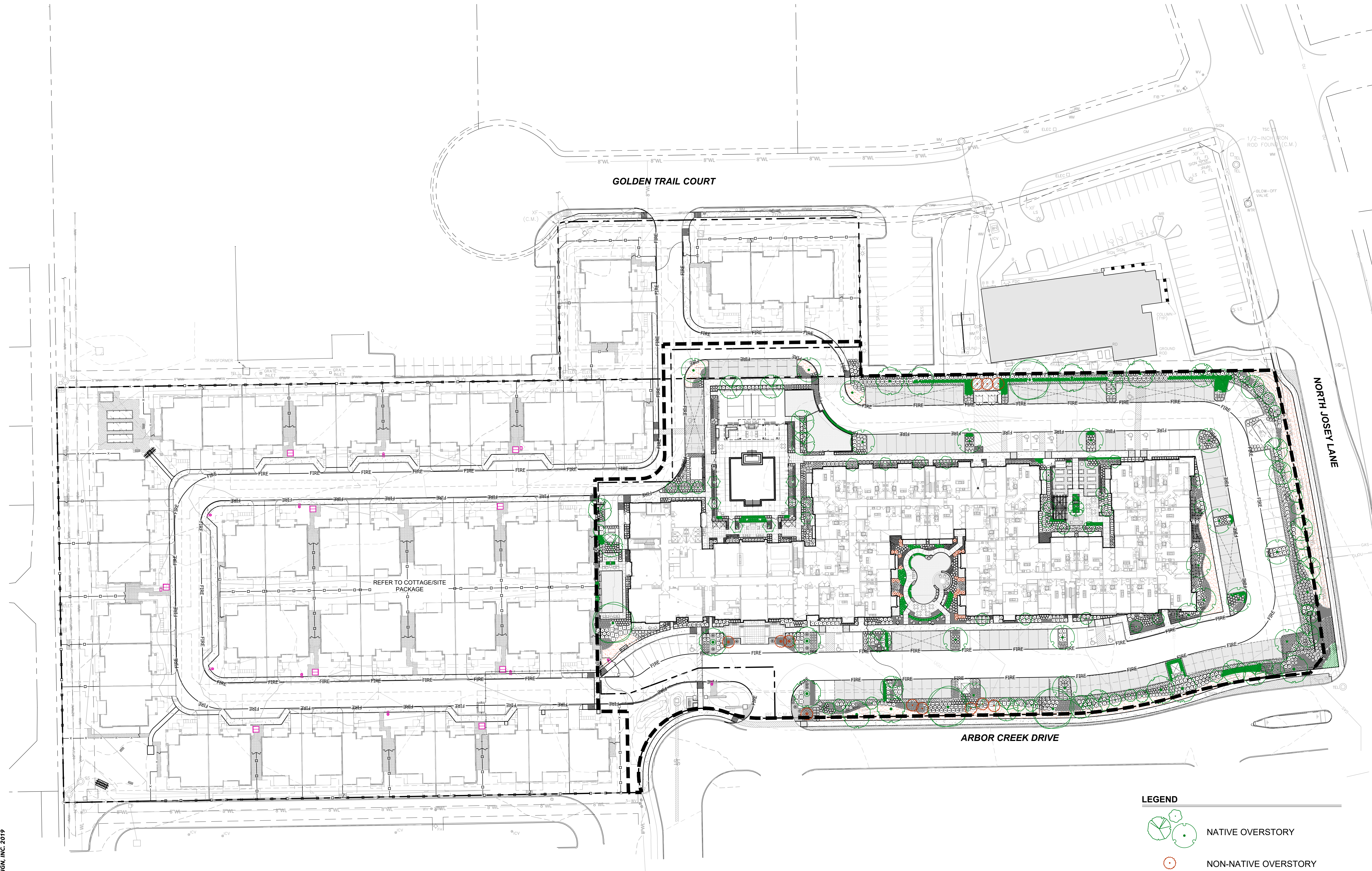
DRWN/CHKD

dp / dp





Drawing: UA2021049.40 Avenida Carrollton05 CAD/Sweets02\_CD02 APARTMENT L504 L505 NATIVE PLANTING EXHIBIT-APT.dwg  
Last Saved: August 18, 2025 4:26:08 PM by Anagwekar  
Last Plotted 8/18/2025 4:28:12 PM  
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DRAWN BY: DTJ  
CHECKED BY: JC  
PROJECT NO.: 2021049.40  
ISSUE DATE: 08/22/2022  
REVISIONS: REVISION #2 07/14/2023

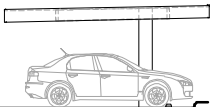
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NATIVE PLANTING  
DIAGRAM

SHEET NUMBER:







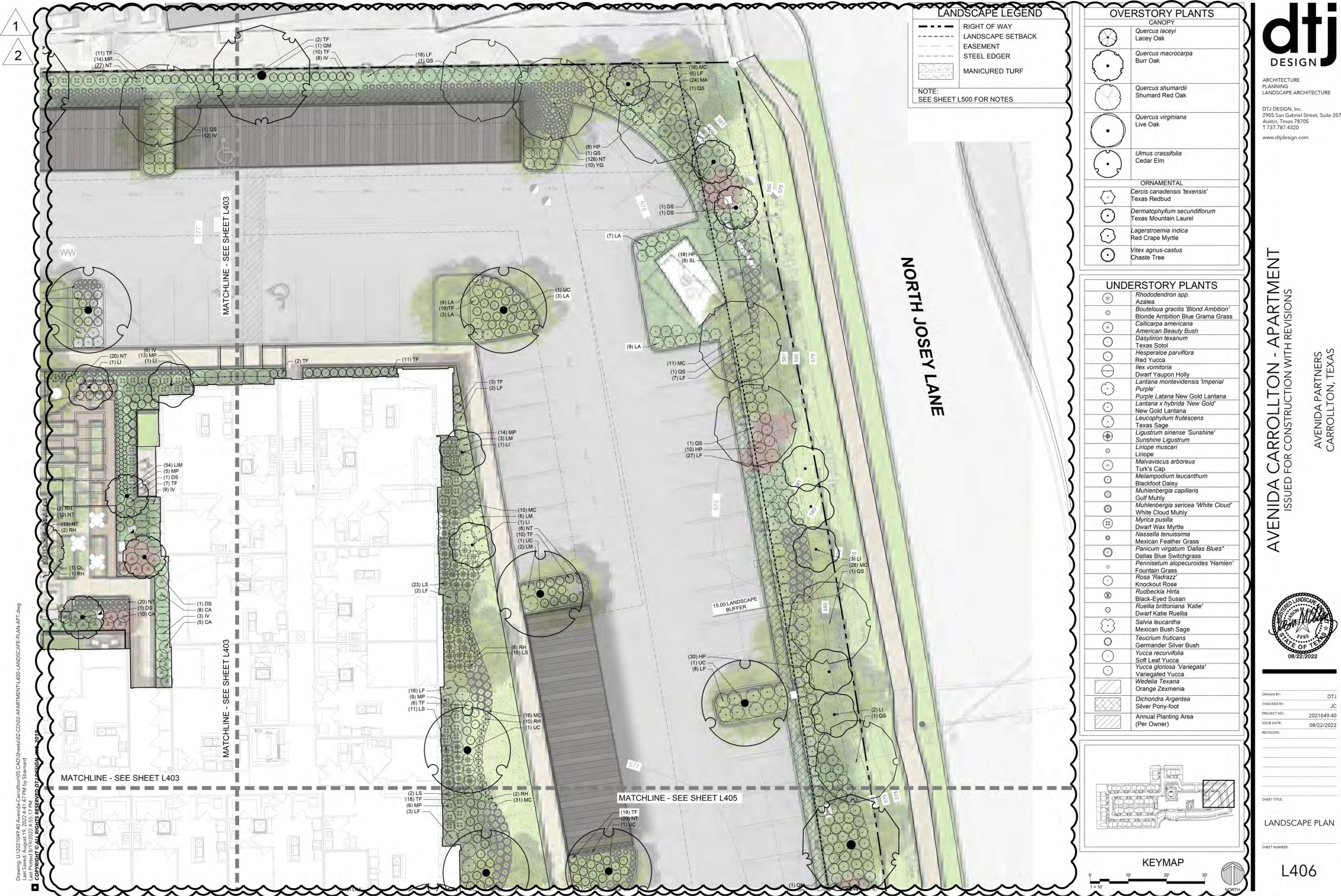


CARPORT EAST ELEVATION - AVENIDA CARROLLTON  
CARROLLTON, TEXAS - AVENIDA PARTNERS

MEEKS ■ PARTNERS  
16000 Memorial Drive  
Suite 100  
Houston, Texas 77079  
281.558.8787

A-02  
JOB NO. 20071





**LANDSCAPE LEGEND**

- RIGHT OF WAY
- - - LANDSCAPE SETBACK
- - - EASEMENT
- - - STEEL EDGER
- [Pattern] MANICURED TURF

NOTE:  
SEE SHEET L500 FOR NOTES

OVERSTORY PLANTS	
CANOPY	
[Symbol]	Quercus laceyi Lacey Oak
[Symbol]	Quercus macrocarpa Bur Oak
[Symbol]	Quercus shumardii Shumard Red Oak
[Symbol]	Quercus virginiana Live Oak
[Symbol]	Ulmus crassifolia Cedar Elm
ORNAMENTAL	
[Symbol]	Cercis canadensis 'texensis' Texas Redbud
[Symbol]	Dermatophyllum secundiflorum Texas Mountain Laurel
[Symbol]	Lagerstroemia indica Red Crape Myrtle
[Symbol]	Vitex agnus-castus Chaste Tree

UNDERSTORY PLANTS	
[Symbol]	Rhododendron spp. Azalea
[Symbol]	Bouteloua gracilis 'Blond Ambition' Blonde Ambition Blue Grama Grass
[Symbol]	Callicarpa americana American Beauty Bush
[Symbol]	Dasyliroia texanum Texas Sotol
[Symbol]	Hesperaloe parviflora Red Yucca
[Symbol]	Ilex vomitoria Dwarf Yaupon Holly
[Symbol]	Lantana montevidensis 'Imperial Purple' Purple Lantana New Gold Lantana
[Symbol]	Lantana x hybrida 'New Gold' New Gold Lantana
[Symbol]	Leucophyllum frutescens Texas Sage
[Symbol]	Ligustrum sinense 'Sunshine' Sunshine Ligustrum
[Symbol]	Liriodendron muscari Liriope
[Symbol]	Malvaviscus arboreus Turk's Cap
[Symbol]	Melampodium leucanthum Blackfoot Daisy
[Symbol]	Muhlenbergia capillaris Gulf Muhly
[Symbol]	Muhlenbergia sericea 'White Cloud' White Cloud Muhly
[Symbol]	Myrica pusilla Dwarf Wax Myrtle
[Symbol]	Nassella tenuissima Mexican Feather Grass
[Symbol]	Panicum virgatum 'Dallas Blues' Dallas Blue Switchgrass
[Symbol]	Pennisetum alopecuroides 'Hamlet' Fountain Grass
[Symbol]	Rosa 'Radrazz' Knockout Rose
[Symbol]	Rudbeckia hirta Black-Eyed Susan
[Symbol]	Ruellia brittoniana 'Katie' Dwarf Katie Ruellia
[Symbol]	Salvia leucantha Mexican Bush Sage
[Symbol]	Teucrium fruticans Germander Silver Bush
[Symbol]	Yucca recurvifolia Soft Leaf Yucca
[Symbol]	Yucca gloriosa 'Variegata' Variegated Yucca
[Symbol]	Wedelia texana Orange Zexmenia
[Symbol]	Dichondra argentea Silver Pony-foot
[Symbol]	Annual Planting Area (Per Owner)

**KEYMAP**

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.  
2905 San Gabriel Street, Suite 207  
Austin, Texas 78705  
T 737.787.4320  
www.dtydesign.com

**AVENIDA CARROLLTON - APARTMENT**  
ISSUED FOR CONSTRUCTION WITH REVISIONS

AVENIDA PARTNERS  
CARROLLTON, TEXAS

DRAWN BY: DTJ  
CHECKED BY: JC  
PROJECT NO.: 2021049.40  
ISSUE DATE: 08/22/2022

REVISIONS:

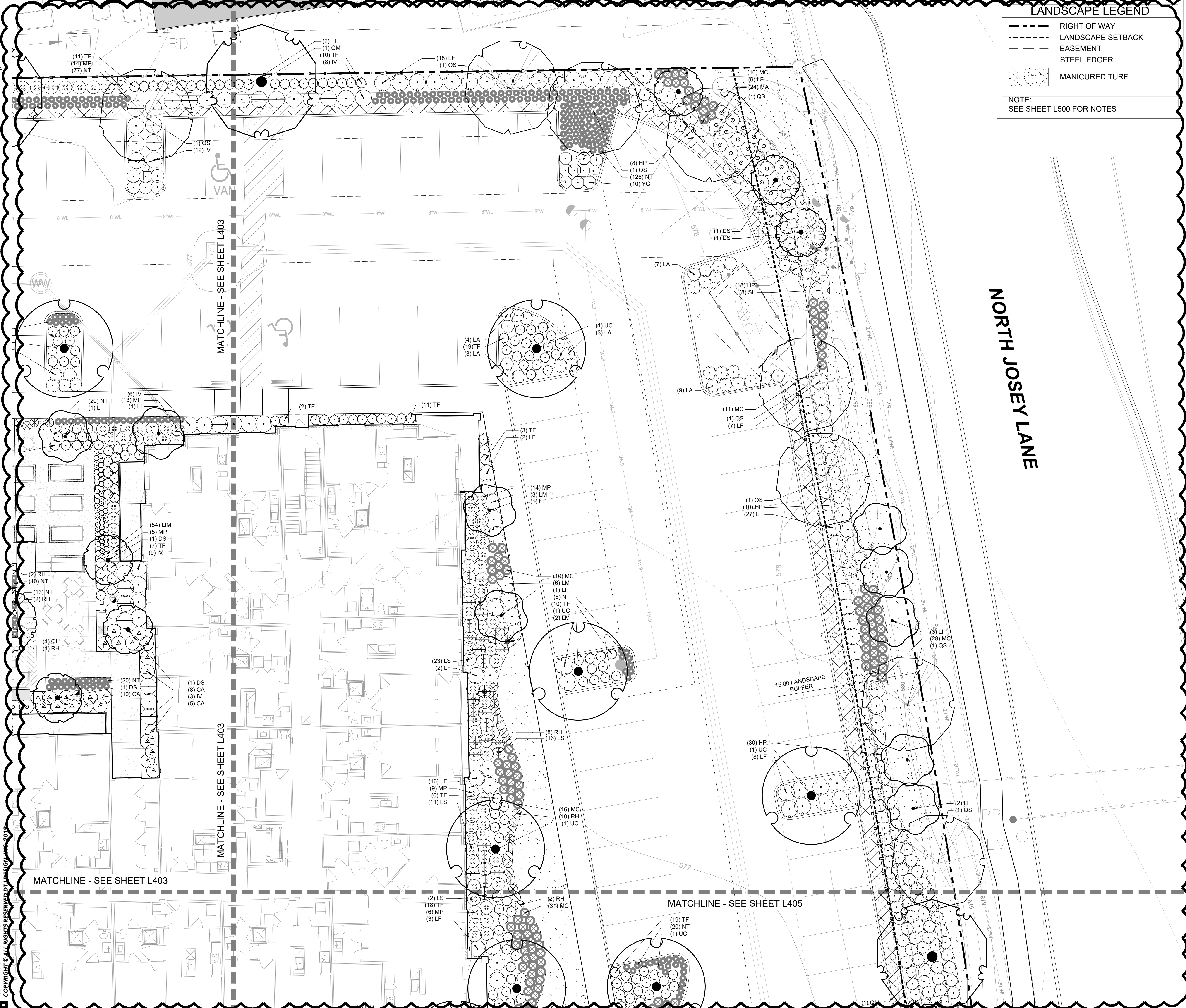

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L406**

Drawn by: DTJ  
Checked by: JC  
Project No.: 2021049.40  
Issue Date: 08/22/2022  
Last Saved: August 19, 2022 4:41:47 PM by: Starnard  
Last Printed: 8/19/2022 5:55:17 PM  
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1  
2



LANDSCAPE LEGEND

- RIGHT OF WAY
- LANDSCAPE SETBACK
- EASEMENT
- STEEL EDGER
- MANICURED TURF

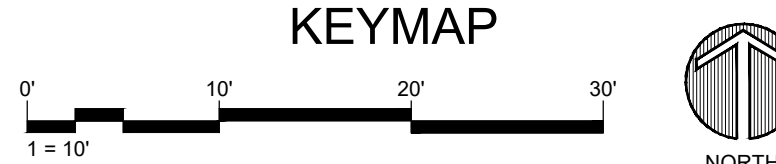
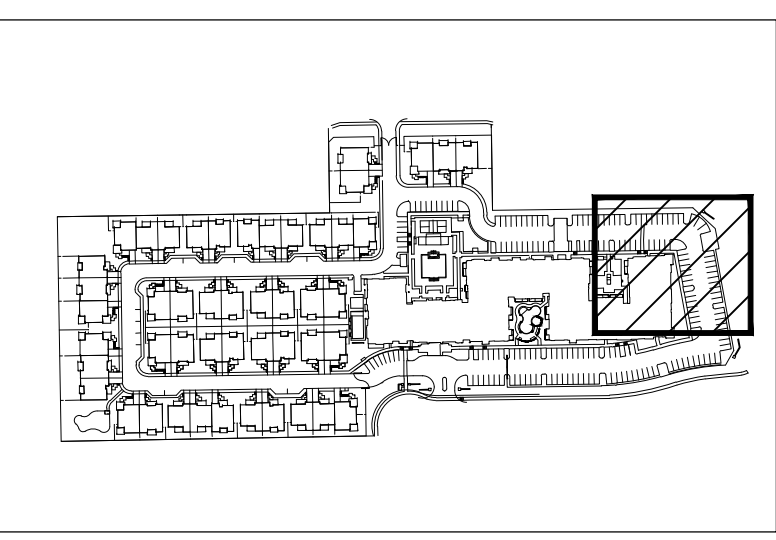
NOTE:  
SEE SHEET L500 FOR NOTES

OVERSTORY PLANTS

CANOPY	
	<i>Quercus laceyi</i> Lacey Oak
	<i>Quercus macrocarpa</i> Bur Oak
	<i>Quercus shumardii</i> Shumard Red Oak
	<i>Quercus virginiana</i> Live Oak
	<i>Ulmus crassifolia</i> Cedar Elm
ORNAMENTAL	
	<i>Cercis canadensis 'texensis'</i> Texas Redbud
	<i>Dermatophyllum secundiflorum</i> Texas Mountain Laurel
	<i>Lagerstroemia indica</i> Red Crape Myrtle
	<i>Vitex agnus-castus</i> Chaste Tree

UNDERSTORY PLANTS

	<i>Rhododendron</i> spp. Azalea
	<i>Bouteloua gracilis 'Blonde Ambition'</i> Blonde Ambition Blue Grama Grass
	<i>Callicarpa americana</i> American Beauty Bush
	<i>Dasyliion texanum</i> Texas Sotol
	<i>Hesperaloe parviflora</i> Red Yucca
	<i>Ilex vomitoria</i> Dwarf Yaupon Holly
	<i>Lantana montevidensis 'Imperial Purple'</i> Imperial Purple
	<i>Lantana x hybrida 'New Gold'</i> New Gold Lantana
	<i>Leucophyllum frutescens</i> Texas Sage
	<i>Ligustrum sinense 'Sunshine'</i> Sunshine Ligustrum
	<i>Liriope muscari</i> Liriope
	<i>Malvaviscus arboreus</i> Turk's Cap
	<i>Melampodium leucanthum</i> Blackfoot Daisy
	<i>Muhlenbergia capillaris</i> Gulf Muhly
	<i>Muhlenbergia sericea 'White Cloud'</i> White Cloud Muhly
	<i>Myrica pusilla</i> Dwarf Wax Myrtle
	<i>Nassella tenuissima</i> Mexican Feather Grass
	<i>Panicum virgatum 'Dallas Blues'</i> Dallas Blue Switchgrass
	<i>Pennisetum alopecuroides 'Hamlen'</i> Fountain Grass
	<i>Rosa 'Radrazz'</i> Knockout Rose
	<i>Rudbeckia hirta</i> Black-Eyed Susan
	<i>Ruellia brittoniana 'Katie'</i> Dwarf Katie Ruellia
	<i>Salvia leucantha</i> Mexican Bush Sage
	<i>Teucrium fruticos</i> German Silver Bush
	<i>Yucca recurvifolia</i> Soft Leaf Yucca
	<i>Yucca gloriosa 'Variegata'</i> Variegated Yucca
	<i>Wedelia Texana</i> Orange Zexmenia
	<i>Dichondra Argentea</i> Silver Pony-foot
	Annual Planting Area (Per Owner)

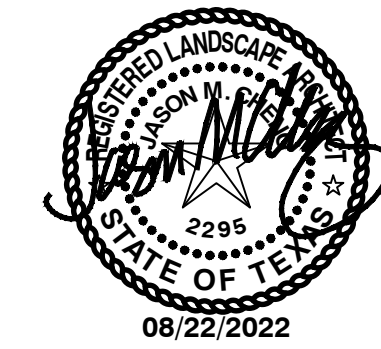


ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.  
2905 San Gabriel Street, Suite 207  
Austin, Texas 78705  
T 737.787.4320  
www.dtydesign.com

AVENIDA CARROLLTON - APARTMENT  
ISSUED FOR CONSTRUCTION WITH REVISIONS

AVENIDA PARTNERS  
CARROLLTON, TEXAS



DRAWN BY: DTJ  
CHECKED BY: JC  
PROJECT NO.: 2021049.40  
ISSUE DATE: 08/22/2022  
REVISIONS:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L406

Drawing: LA-2021049.40 Avenida Carrollton 05 CAD Streets02\_CD02 APARTMENT L400 LANDSCAPE PLAN APT.dwg  
Last Saved: August 19, 2022 4:41:47 PM by Barnard  
Last Plotted: 8/19/2022 4:55:17 PM  
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**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of September 4, 2025**

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

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Mark Yarbrough  
John Powell  
Al Overholt  
Dave Hermon  
Willadean Martin

**Commission Members Absent:**

Greg Kramer, Vice Chair  
Jim Doyle

**Alternate:**

Rusty Pendleton

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Shad Rhoten, Planner  
Brett King, Director Development Services  
Lydia Tormos, Planning Technician

Ed Green, Plan Review Manager  
Jared Nations, Captain Fire Prevention  
Tom Hammons, Transportation Manager  
Joe Haefner, Asst. City Attorney  
Meridith Ladd, City Attorney

**Guests Present:**

None

4. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 10-Acre Tract Zoned Planned Development District 132 (PD-132) For The (O-4) Office District And Located At The Northwest Corner Of Josey Lane And Arbor Creek Drive; To Repeal And Replace Ordinance No. 4196, Reestablishing Planned Development 132; To Allow Additional Covered Parking, To Modify Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-137 Avenida Carrollton Covered Parking.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised that in 2021 a Planned Development (PD) amendment was granted to allow 29 covered parking spaces at this site. Last year, an additional 19 spaces were approved. Currently, the applicant is requesting to amend the PD to allow an additional 77 covered spaces. Mr. McCauley clarified that no additional parking spaces are being added, only the car covers. He advised that no comment cards were received, and staff is recommending approval.



Chair Windrow inquired if the applicant is present and would like to speak.

Frank English, 2804 Augusta Ln., Arlington, representing the owner, was present for questions. Commissioner Martin asked if all the parking spaces would be covered. Mr. English responded that the accessible parking spaces and the spaces along Josey Lane will be left uncovered. He added that all 77 will not be done at one time.

When asked whether there are limitations on whether the owner could come back again to request covering all the spaces, Mr. McCauley responded that there is no limit.

- \* ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-137 Avenida Carrollton Covered Parking with stipulations; second by Commissioner Yarbrough. The motion was approved with a vote of 6-1, (Martin opposed) (Doyle and Kramer absent).***

## PUBLIC COMMENTS



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

Name FRANK ENGLISH Phone 817-821-3930 Date 9/4/25

Address 2804 AUGUSTA LANE City ARLINGTON Zip 76012

Public Hearing Agenda Item # 4

☒ 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: CASE NO. PLZ-2025-137  
AVENIDA CARROLLTON PARKING

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



PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 10/14/2025

PLANNED DEVELOPMENT NO. 132  
AVENIDA CARROLLTON COVERED PARKING

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE 4196 IN ITS ENTIRETY; AMENDING AND REESTABLISHING PLANNED DEVELOPMENT 132 RELATIVE TO AN APPROXIMATELY 10 ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF ARBOR CREEK DRIVE AND NORTH JOSEY LANE; TO ALLOW ADDITIONAL COVERED PARKING, TO MODIFY CONCEPTUAL PLANS, AND TO REVISE DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of September 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 132 (Case No. PLZ 2025-137); 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 Fourteenth day of October 2025, at which all persons were given an opportunity to present testimony; and

**WHEREAS**, this change of zoning will distinguish development standards specifically applicable to the unique nature of the approximately 10-acre tract; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare of the residents of the City.

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

Section 1.

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

## Section 2.

The Comprehensive Zoning Ordinance, Ordinance No. 1470, of the City of Carrollton is hereby amended by repealing Ordinance No. 4196 in its entirety.

## Section 3.

Planned Development Number 132, as amended and reestablished by Ordinance 4196 on April 2, 2024, as further described in Exhibit A, attached and incorporated by reference for all purposes as if written word for word herein, is hereby amended and restated as set forth herein:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-4) Office 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 (O-4) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 3.

The following additional uses shall be permitted and developed with all applicable regulations of the (O-4) Office District, as amended:

- a. Multi-Family residential with duplex and triplex cottages
- b. Accessory buildings for MRI (Magnetic Resonance Imaging) or other specialty diagnostic services
- c. Ambulance service
- d. Biofeedback center
- e. Medical clinic
- f. Blood and organ bank
- g. Cafeteria or delicatessen (accessory use only)
- h. Cancer center addition
- i. Chemotherapy center/facility
- j. Childbirth preparation classes
- k. Continuing care retirement communities and assisted living facilities for the elderly
- l. Cryogenics laboratory with storage facility
- m. Laundry or garment service (accessory use only)
- n. Health screening service
- o. Hearing testing service
- p. Hospital
- q. Insurance physical examination service, except by physicians



- r. Linen supply/industrial laundry service (accessory use only)
- s. Medical or dental laboratory
- t. Medical photography and art
- u. Medical related retail service
- v. Medical supplies sales and rental
- w. Neuroscience institute
- x. Optical goods retailer
- y. Osteoporosis center
- z. Other specialty outpatient facilities, NEC
- aa. Out-patient surgery
- bb. Oxygen tent service
- cc. Pharmacy/prescription drug store
- dd. Physical examination service, except by physicians
- ee. Plasmapheresis center
- ff. Radiation therapy center or other medical treatment facility
- gg. Respiratory clinic
- hh. Testing laboratories and service
- ii. Wellness/rehabilitation center (not a health club)

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-4) Office 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.

The following additional uses shall be permitted upon approval of a Special Use Permit:

- a. Adult daycare center
- b. Alcohol treatment, outpatient clinic
- c. Alzheimer's day care center
- d. Community home
- e. Drug treatment, outpatient clinic
- f. Funeral home and crematorium
- g. Hospice, in-patient
- h. Nursing care facility

- i. Multi-family housing for seniors (with limited assistance)
- j. Outpatient treatment clinics for alcoholism and drug addiction
- k. Outpatient mental health clinics
- l. Outpatient detoxification centers
- m. Rehabilitation center, outpatient (medical treatment)
- n. Rehabilitation clinic for psychiatric, or substance abuse patients
- o. Sanitarium or psychiatric hospital
- p. Sick child day care
- q. Substance abuse rehabilitation hospital
- r. Hospital (accommodations for families of patients)

#### Special Development Standards

1. If the subject tract is developed as multi-family use with duplex and triplex cottages, the development shall be in accordance with the conceptual site plan, conceptual landscape plan and conceptual building elevations, all attached hereto as Exhibit B, and with the following standards:
  - a. The development is limited to 155 multi-family units and 48 duplex and triplex cottages (combined).
  - b. An approximately 10,000 square-foot indoor clubhouse facility shall be provided in the main building.
  - c. A boutique hotel style lobby entry shall be provided.
  - d. On-site management offices shall be provided.
  - e. A gathering great room shall be provided.
  - f. A bistro shall be provided.
  - g. A fitness and yoga studio shall be provided.
  - h. A private dining room shall be provided.
  - i. A library/reading area shall be provided.
  - j. A creative arts studio shall be provided.
  - k. A nail salon/spa shall be provided.
  - l. A game room and flexible meeting space with library area shall be provided.
  - m. Outdoor grilling and pool area shall be provided.
  - n. Walking paths shall be provided.
  - o. Outdoor lounge area shall be provided.
  - p. Resident garden and passive game area shall be provided.



- q. The multi-family building shall not exceed 155 units consisting of one and two-bedroom units (apartment homes).
  - r. The duplex and triplex cottage homes shall not exceed 48 units.
  - s. Landscaping shall be in general conformance with the Comprehensive Zoning Ordinance, Article XXV. Landscaping and Buffering.
  - t. Parking shall be calculated based on senior living for the elderly and not multi-family. The duplex and triplex units shall comply with single-family attached, as provided in the Comprehensive Zoning Ordinance, Article XXIV. Off-Street Parking, Loading and Stacking Regulations.
  - u. All signage shall be submitted and reviewed separately for permitting.
  - v. Covered parking shall be permitted and in general conformance with the conceptual plans attached.
- 2. Parking structures will not be included in the lot coverage percentage.
  - 3. In the event there is any inconsistency between the text of this Ordinance and any conceptual plan, the text of this Ordinance shall control.

#### Section 4.

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

#### Section 5.

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

#### Section 6.

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

#### Section 7.

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

#### Section 8.

This Ordinance shall 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 Fourteenth day of October 2025.

CITY OF CARROLLTON

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

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
Michael McCauley  
Senior Planner



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

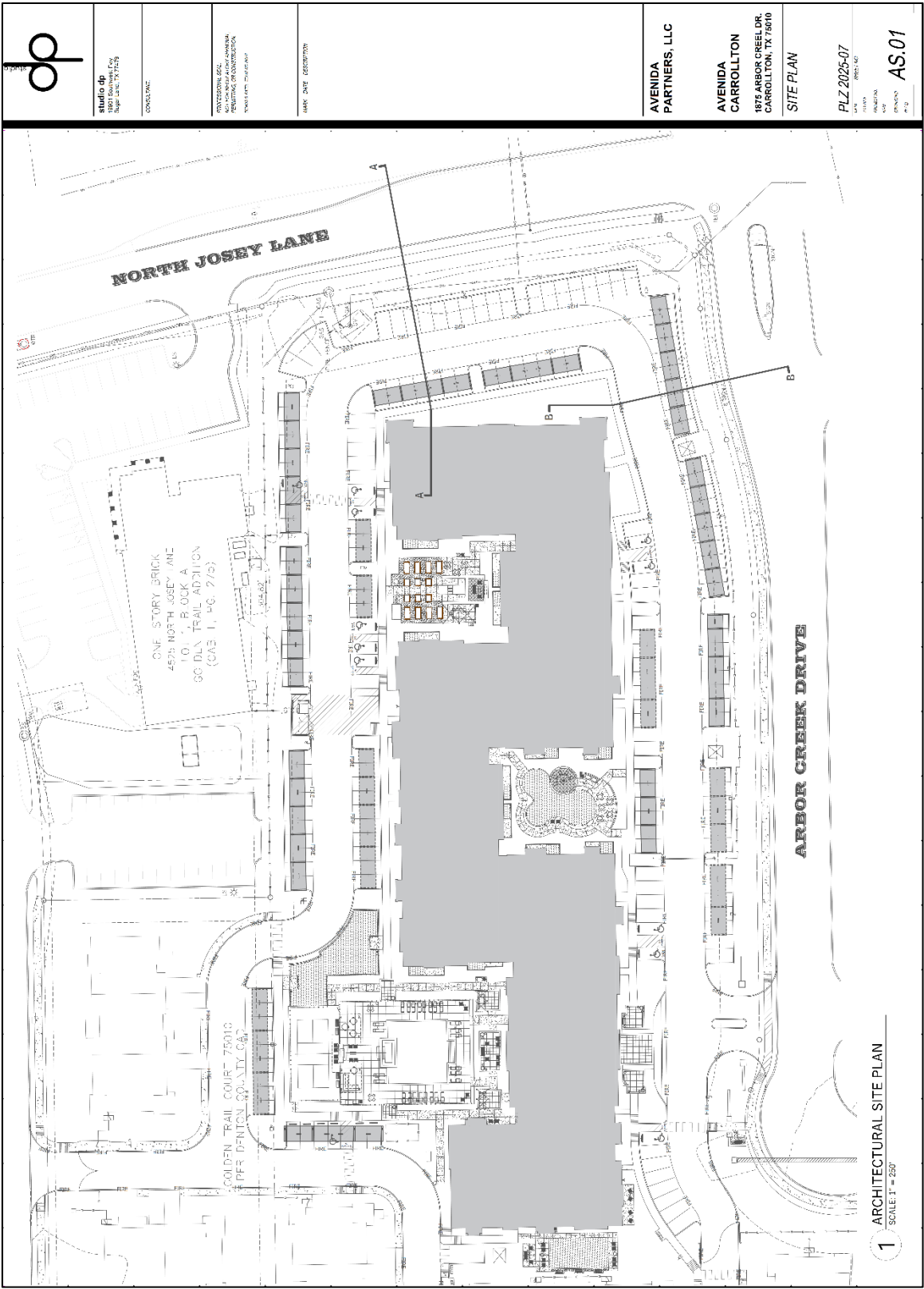
Carrollton Senior Addition  
Lots 1 and 2, Block A

## CONCEPTUAL SITE PLAN





# CARPORT LOCATIONS MULTI-FAMILY



Architectural drawings for the colored line of site exhibit A - Avenida Carrollton. The drawings include a site section (2) and a carport elevations (C4 shown) (1). The site section shows a building facade with a carport, trees, and a parking area. The carport elevations show the carport structure with cars parked inside. A keymap is also included.



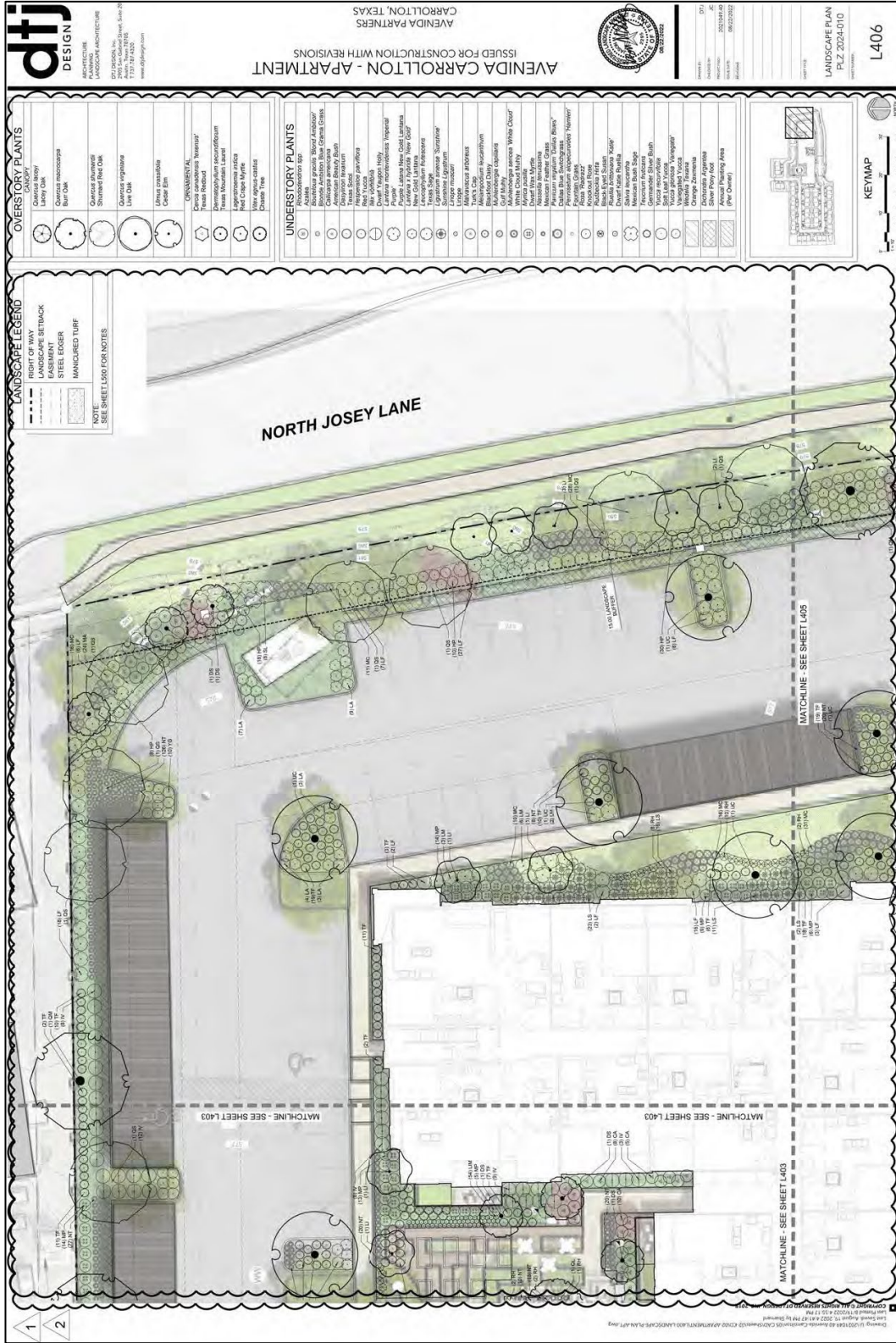
# CARPORT ELEVATION AND LINE OF SIGHT (2 OF 2)



City File No. PLZ 2020-162



# CONCEPTUAL LANDSCAPE PLAN



# CONCEPTUAL LANDSCAPE PLAN





CONCEPTUAL BUILDING ELEVATIONS MULTI-FAMILY



CONCEPTUAL BUILDING ELEVATIONS MULTI-FAMILY





DUPLEX AND TRIPLEX ELEVATIONS



1 Triplex - Front  
SWP-142"



2 Triplex - Rear  
SWP-142"



3 Triplex Side - Typ.  
SWP-142"

CITY FILE NO. PLJ200-482  
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REES

Triplex Elevations

Avenida - Senior Living Community  
Carrollton, TX 12/14/20



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7406

**Agenda Date:** 10/14/2025

**Version:** 1

**Status:** Public Hearing/Individual  
Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 26.

**CC MEETING: October 14, 2025**

**DATE:** October 6, 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 Of The City Council Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By Amending Article XX.1 Corporate Commercial District To Remove Certain Existing Restrictions On Uses And Article V. Use Of Land Concurrently, Revisions To Article V Would Reclassify XC Uses To Be Permitted By Right, SC Uses To Be Permitted By Way Of An SUP, AC Uses To Be Permitted As An Accessory Use By Right, And SAC Uses To Be Permitted By Way Of An SUP Within The Corporate Commercial District And To Remove The Allowed By Right Designation For The “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” And Article XXXIV. Definitions To Remove The Term “Structure” From The Building Coverage Definition.** Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions. Case Coordinator: Emily Offer.

### **BACKGROUND:**

This is a city-initiated request for approval to amend the Comprehensive Zoning Ordinance (CZO) pertaining to conditional uses in the (CC) Corporate Commercial zoning district.

As this area has continued to evolve, shifts in market trends and development patterns have led to increased demand for retail-oriented uses. The City supports this direction and seeks to align zoning regulations with current development interests.

Two additional clarifying modifications are included with this request. The first removes the “allowed by right” designation for the “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” use from the (LI) Light Industrial



district. The second removes the term “structure” from the building coverage definition.

**FINANCIAL IMPLICATIONS:**

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

**STAFF RECOMMENDATION/ACTION DESIRED:**

On September 4, 2025, the Planning and Zoning Commission recommended **APPROVAL**.

Staff is recommending **APPROVAL**. The attached ordinance reflects the Planning and Zoning Commission recommendations and stipulations.

## RESULTS SHEET

**Date:** 10/14/25

**Case No./Name:** PLZT 2025-120 Conditional Use Amendment

### A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** for the following amendments to the Comprehensive Zoning Ordinance (CZO):

The following is a markup version of the Comprehensive Zoning Ordinance (CZO) (new text in **green and underlined** and removed text **red and ~~struck through~~**):

## ARTICLE V.

### USE OF LAND AND STRUCTURES

(Ord. No. 4261; 05/20/25) (Ord. No. \_\_\_\_; 09/02/25)

### SECTION C. USE MATRIX.

Land and structures in each of the zoning districts may be used for any of the indicated uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, converted, arranged, designed, or used for other than those uses specified as permitted uses in the district in which it is located, according to the Use Matrix, and in accordance with the provisions of the applicable Articles of this ordinance.

In some instances, planned developments of special use permits have been approved which provide a list of allowable uses in the amending ordinance whereby the unique numerical use code utilized in conjunction with this Article has been included in the amending ordinance. From time to time the numerical codes in this Article may be amended. Where the numerical use code contained in this ordinance creating the planned development district or special use permit is different for a particular use from the use code contained in this Article for the same use, such use shall remain valid as an allowed use to the extent permitted by the applicable planned development or special use permit ordinance. Provided, however, that such numerical use code contained in the planned development or special use permit ordinance shall become void, and have no bearing on the application of the provisions of the planned development or special use permit ordinance. (Ord. No. 1670, 11/20/90)



LEGEND FOR INTERPRETING USE MATRIX

- Use permitted in district indicated.
- Use prohibited in district indicated.
- S Use permitted only upon approval of a Special Use Permit. (Reference Article XXI)
- SDP Use permitted only upon approval of a Special Development Plan.
- TSP Use permitted only upon approval of a Technical Site Plan.
- A Use permitted only as an accessory use incidental to a permitted principal use on the same lot or parcel.
- T Use permitted on a temporary basis only, upon approval of the City Manager or Designee.
- Im Use permitted on an interim basis only, and located on unplatted tracts of land.
- ~~C~~ ~~Use permitted if specific conditions are met. See Article XX.1~~
- NEC Not elsewhere classified.
- \* Refer to Article XXXIV Definitions

# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(EC)	(LC)	(HE)	(C-W)	(WV)	(L)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
ACCESSORY USES																							
C001	Accessory Use Located on a Separate Lot or Parcel from the Main Use *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C002	Adult Daycare Home or Day Activity and Health Service Facility (Ord. No. 4261, 05/20/25) *	A	A	A	A	A	A				A					A		A	A	A	A	A	
C003	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C004	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
441120	Automobile or Light Load Truck Sales (Used) Accessory to New Automobile or Light Truck Sales Only (Ord. No. 3891, 12/11/19) *													A	A	A	A						
81112	Automobile Paint and Body Shop-accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)											A	AE	A	A		A						
5321	Automobile Equipment Rental and Leasing (Ind. automobiles, motor vehicles, travel trailers) acc. to car dealers or Auto Paint and Body Shop											A	AE	A	A		A						
8111	Automobile or Light Load Truck Repair Garage accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)											A	AE	A	A		A						
C005	Other Motor Vehicle Repair Garage *														A	A	A	A					
C006	Bus Parking or Storage (Accessory to an Institutional Use) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C007	Cabana, Pavilion or Gazebo *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)					A						A	AE	A	A		A						
C008	Caretaker or Night Watchman's Quarters *														S	S	S	S					
C009	Carport *	A	A	A	A	A	A	A	A	S	S	A	A	A	A	A	A		A	A	A	A	
C010	Drive-Through Windows (See Art. XXVIII) *							A	A	A	A	A	A	A	A	A	A						
C011	Garage, Private (Residential) *	A	A	A	A	A	A												A	A	A	A	
C012	Guest House or Servant's Quarters (Ord. No. 1739, 10/01/91) *	A	A	A	A	A	A																
C013	Fitness and Recreational Sports Center, Private or Public *					A	A	A	A			A	A	A	A	A	A	A	A	A	A	A	
C0014	Kiosk, Food Sales and Service *											A		A	A	A	A	A	A	A		A	
C0015	Kiosk, Informational *		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	
C0016	Kiosk, No Food Sales or Service *											A	A	A	A	A	A	A	A	A	A	A	
531311	Leasing or Management Office *						A	A															
C0017	Other Accessory Uses, NEC. *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S	
C0018	Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (Ord. No. 1705, 05/02/91, Ord. 2857, 12/08/14) *												A	A	A	A	A						
C0019	Outside Display (See Art. XXVI) *										A	A		A	A	A	A	A	A	A		A	
C0020	Outside Storage (See Art. XXVI) *													A	A	A	A						
C0021	Parking, Garage Structure, Accessory (Ord. No. 2939, 12/13/19)(Ord. No. 3943, 01/14/20) *					A	A		A	A	A	A	A	A	A	A	A	A	A	A	S	SDP	
C0022	Parking, Surface, Accessory (Ord. No. 3939, 12/13/19)(Ord. No. 3943, 01/14/20) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	S	S	A	S	
C0023	Parsonage or Rectory, accessory to a place of worship only *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
C0024	Private Greenhouse or Nursery *	A	A	A	A																		
C0025	Registered and Licensed Child Care Homes or Listed Family Homes *	A	A	A	A	A	A					A		A	A		A	A	A	A	A	A	
C0026	Satellite Television Reception Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C0027	Smoking Lounge (Accessory Use to a Full-Service Restaurant Only) (Ord. 4066, 04/05/2022; Reaffied Ord. 4095 06/21/2022) *										S	S	S	S	S	S	S	S	S		S	S	
C0028	Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C0029	Tennis Court, Lighted (Private)	S	S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
C0030	Tennis Court, Unlighted (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(CC)	(LC)	(HC)	(C/M)	(P/W)	(LI)	DOWNTOWN TRANSIT CENTER					Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe			
PRIMARY USES																								
1. RESIDENTIAL																								
C101	Manufactured Homes/Mobile Homes *																							
C102	Multi-family Dwelling *					TSP					S					S						SDP	S	
C103	Residential Loft * (Ord. No. 4261, 05/20/25)																							
C104	Single-Family Attached including Townhouses *																							
C105	Single-Family Detached *																							
C106	Duplex Dwelling *																							
2. GROUP QUARTERS																								
C201	Group Quarters, NEC. (excluding membership lodgings and residence halls) *					S		S	S	S	S		S											
C202	Membership Lodgings and Residence Halls, NEC.					S															S			
3. HOTELS AND TRANSIENT LODGINGS																								
72111	Hotel, Full Service (Ord. No. 2658, 01/08/02); (Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S	S					SDP	S
72111	Hotel, Residence or Hotel Suites (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S							
72111	Hotel, Limited Service (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/08) *										S	NO	S	S	S	S	S						SDP	S
C301	Short-Term Rental (Ord. No. 4127) *		S	S	S			S	S	S	S													
C302	Bed and Breakfast (Ord. No. 4127) *		S	S	S																			
7212	Recreational Vehicle Parks & Recreational Camps												S	S	S		S							
7213	Rooming & Boarding Houses					S																		
4. GOVERNMENTAL SERVICES																								
92214	Prison, Jail or Other Correctional Institution																S							
9211	Government Facilities *																							
5. EDUCATION																								
6111	Elementary & Secondary Schools, Public *	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	SDP	
6111	Elementary & Secondary Schools, Private *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	
6113	Colleges, Universities & Professional Schools	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP							
6114	Business, Trade & Technical School (except Truck Driving Schools)																							
611519	Truck Driving Schools												S	S	S		S							
6116	Other Schools & Instruction																			S	S		SDP	S
6. RELIGIOUS, CIVIC AND SOCIAL ORGANIZATIONS																								
8131	Place of Worship *																							
8134	Civic & Social Organizations																							

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
7. PERSONAL SERVICES																							
8121	Personal Care Services *							•	•	•	•	WE ±	•	•	•	•	•	•	•	•	•	SDP	
621399	Massage Therapy Clinic *							•	•	•	•	WE ±	•	•	•	•	•						
812199	Tattoo Parlor, Piercing, and/or Permanent Makeup Service (Ord. No. 4281, 05/20/25)										S		•										
8123	Dry Cleaning and Laundry Services, Minor *								•	•	WE ±	•								•	•	SDP	•
812332	Dry Cleaning, Major *												•	•	•		•						
812910	Pet Care, Veterinary Services & Kennels (In Enclosed Building Only) (Ord. No. 2909, 07/05/04)	S									•	WE ±	•	•	•	•	•			•		SDP	•
81291	Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens)	S												•	•	•	•						
561622	Locksmiths									•	•	WE ±	•				•	•	•	•		SDP	•
54143	Graphic Design Services							•	•	•	•	WE ±	•	•	•	•	•			•			•
54192	Photographic Services							•	•	•	•	WE ±	•	•	•	•	•			•		SDP	•
81233	Linen and Uniform Supply												•	•	•		•						
72231	Food Service Contractors												•	•			•						
72232	Caterers									•	•	•	•	•	•	•	•	•	•	•	•	SDP	•
812220	Cemetery	S	S	S	S	S	S	S	S	S	S			S	S	S	S						
812220	Crematorium (Ord. No. 2015, 09/06/04)													S	S	S	S						
81221	Funeral Homes and Funeral Services (Ord. No. 2015, 09/06/04)										•		•	•	•	S	•				S		
C 701	Pet Day Care (Ord. No. 4043, 12/07/2021) *																	•	•	•		SDP	
8. BUSINESS SERVICES																							
5321	Automobile Equipment Rental and Leasing (includes automobiles, motor vehicles, travel trailers)								•	•	•	•	•	•	•	•	•						
5614	Business Support Services							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
5613	Employment Service							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
5324	Commercial and Industrial Machinery Equipment Sales, Rental, and Leasing														•		•						
561210	Facility Support Services													•	•	•	•						
5617	Services to Buildings and Dwellings													•	•	•		•					
5417	Scientific Research & Development Service							•	•	•	•	•	•	•	•	•	•						
562998	Grease Trap & Drain Vacuum Service																S						
561730	Landscaping Services													•	•	•	•						
5322	Consumer Goods Rental (Ord. No. 2099, 09/05/95)									•	•	WE ±	•	•	•	•	•						
C801	Material Recycling Center *																S						
C802	Mobile Collection and Redemption Center *									•	•		•	•	•		•						
C803	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *							•	•	•	•	•	•	•	•	•	•						
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# PLZT 2025-120 Conditional Use Amendment

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Use Code	Type of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(OHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(CC)	(LC)	(HC)	(C/M)	(WV)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
9. ARTS, ENTERTAINMENT, AND RECREATION																							
51213	Theater (excl. Adult Motion Picture/Theater) *										*	*	*	*	*	*	*	*	*	*		SDP	*
7112	Arenas, Stadiums, Lighted Athletic Fields/Parks										S	S	S	S	S	S	S	S	S	S		SDP	
7121	Museums, Historical Sites & Similar Institutions								*	*	*	*	*	*	*	*	*	*	*	*			
713120	Commercial Amusement, Indoor (excl. Amusement Arcades and Adult Uses) *										*	*	*	*	*	*	*	*	*	*		SDP	*
7131	Commercial Amusement, Outdoor (excl. Adult Uses) *														S	S	S						
71312	Amusement Arcades (excl. Adult Arcades) *										S	S		S	S	S	S	S	S	S		SDP	S
71391	Golf Courses & Country Clubs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		SPD	
71394	Fitness and Recreational Sports Center-(Private) (Ord. No. 4261, 02/20/21)								S	*	*	*	*	*	*	*	*	*	*	*			
71394	Fitness and Recreational Sports Center-(Public) (Ord. No. 4261, 02/20/21)	S	S	S	S	S	S			*	*	*	*	*	*	*	*	*	*	*		SDP	*
C901	Event Centers and Reception Halls *							S	S		S	S	S	S	S	S	S	S	S	S		SDP	S
C902	Smoking Lounge (Ord. 4086, 04/05/2022, Reaffirmed Ord. 4085 5/6/2022) *										S						S	S	S	S		S	
712190	Park *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
71399	All Other Amusement & Recreation Uses & Activities (Ord. 4085, 04/05/2022, Reaffirmed Ord. 4085 05/21/2022)										S	S	S	S	S	S	S	S	S	S		S	S
10. OFFICE																							
C3001	Office, Professional and General Administrative *								*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
C3002	Office, Medical Services *								*	*	*	*	*	*	*	*	*	*	*	*		SDP	*
11. HEALTH CARE AND SOCIAL ASSISTANCE																							
622130	Hospital, General Medical and Surgical							S	S			*	*	*	*	*	*						
62221	Psychiatric & Substance Abuse Hospitals							S	S			S					S						
621930	Ambulance Services										*		*	*	*	S	*						
6231	Nursing Care Facilities (Skilled Nursing Facilities)					S		S	S	S	S		S	S	S	S	S						
6232	Residential Intellectual & Developmental Disability, Mental Health & Substance Abuse Facilities					S		S	S	S	S		S										
6233	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly					*		*	*	*	*	*											
6239	Other Residential Care Facilities					S		S	S	S	S		S										
C1101	Community Home		*	*	*	*	*			*	*	*	*	*	*	*	*						
62411	Child, Youth, Elderly & Persons with Disabilities Services							*	*	*	*		*	*	*		*						
62419	Other Individual & Family Services							*	*	*	*		*	*	*		*						
62421	Community Food Services							*	*	*	*		*	*	*		*						
62422	Community Housing Services					S		S	S	S	S		S										
62423	Emergency & Other Relief Services					S		S	S	S	S		*	*	*		*						
6243	Vocational Rehabilitation Services							*	*	*	*		*	*		*	*						
6244	Child Day Care Service (includes State-defined "licensed child care centers" but not "registered & licensed child care homes" or "licensed family homes") *							S	S	S	S	S	S	S	S	S	S						
C1102	Personal Care Home *					S		S	S	S	S		S										
C1103	Other Health Care & Social Assistance Establishments, NEC							S	S	S	S	S	S	S	S	S	S						
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																		Historic Square	Urban Core	Urban General	Urban Fringe			
12. RETAIL																								
441110	Automobile or Light Load Truck Sales (New) *												S	S	S	S	S							
441120	Automobile or Light Load Truck Sales (Used) *																S							
4412	Other Motor Vehicle Sales *												S	S	S		S							
C1201	Automobile, Motor Vehicle, and Watercraft Parts Sales *										S													
C1202	Retail *																					SDP	S	
C1203	Smoke Shop Retailer (Ord. 4066, 04/09/2022, Ratified Ord. 4085 06/21/2022) *																					S	S	
C1204	Retail Store, in excess of 75,000 sq. ft. of GLA *											S	60 S	S	S	S	S	S						
C1205	Retail Store, in excess of 30,000 sq. ft. of GLA *																		S	S	S		SDP	S
4471	Gasoline Station											S	60 S	S	S	S	S	S			S			
445310	Beer & Wine Off-Premise (Liquor sales for off premise consumption is not allowed in Carrollton)																							
C1206	Alcoholic Beverage Sales, On Premise *											S	S										SDP	
453998	Auction Sales (Without outside auction activity, outside display or storage)													S	S				S				SDP	S
C1207	Artisan Workshop *																							
722511	Restaurant, Full-Service *																						SDP	
722513	Restaurant, Limited-Service *																						SDP	
C1208	Snow Cone Stand *										T	T		T	T	T	T	T						
444220	Outdoor Nursery or Garden Center (Ord. No. 4035, 10/12/21)											T												
13. VEHICLE AND EQUIPMENT SERVICES AND REPAIR																								
C1301	Automobile or Light Load Truck Repair Garage *											S					S							
811121-811122	Window Tint, Window Replacement, and/or Vehicle Wrap * (Ord. No. 4261, 05/20/25)																							
C1302	Other Motor Vehicle Repair Garage *													S										
81112	Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop											S						S						
811198	Automobile Quick Lube, Tire Service, and/or Inspection (Ord. No. 4262, 05/20/25)											S						S						
811192	Car Wash, Full Service, or Automated (Principal Use)											S						S						
811192	Car Wash, Self-Service (Principal Use)											S												
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance																							
48941	Motor Vehicle Impound Yard (Accessory or Principal Use) (Ord. No. 2099, 09/05/95)														S			S						
423140	Motor Vehicle Wrecking or Salvage Yard																S							
C1303	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted (Reference applicable manufacturing or assembly use.)																							
C1304	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted upon approval of an SUP.																							
8114	Personal and Household Goods Repair and Maintenance																							
C1305	Other Repair Services, NEC.												S	S	S	S	S							
14. WAREHOUSE, DISTRIBUTION AND STORAGE																								
C1401	Warehouse/Distribution *																							
C1402	Product Assembly *																							
42471	Bulk Stations and Storage Terminal (Petroleum)																							
42469	Other Chemicals & Allied Products													S	S		S							
423930	Recyclable Material																							
42459	Other Farm Products Raw Materials													S	S									
531130	Mini-Storage Warehouse (Self-Storage Units)												S	S										

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
15. MANUFACTURING																							
311	Food Manufacturing												S	S	*		*						
3116	Animal Slaughtering and/or Processing																S						
3121	Beverage Manufacturing											S		*	*	*	*	*	*	*	*	SDP	*
33991	Jewelry & Silverware Manufacturing										S		*	*	*		*						
33992	Sporting & Athletic Goods Manufacturing												*	*	*		*						
33993	Doll, Toy & Game Manufacturing												*	*	*		*						
33994	Office Supplies (except paper) Manufacturing												*	*	*		*						
33995	Screen Printing and Sign Manufacturing (Ord. No. 4261; 05/20/25) *										S		*	*	*		*						
513110	Newspaper, Magazine, or Book Publishing/Manufacturing (Ord. No. 4261; 05/20/25)												*	*	*		*						
C1501	Print Shop (Ord. No. 4261; 05/20/25) *										*		*	*	*		*						
33911	Medical Equipment & Supplies Manufacturing												S	S	S		*						
337	Furniture & Related Product Manufacturing												*	*	*		*						
313-315	Textile, Apparel, Footwear Manufacturing												S	S	*		*						
3161	Leather & Hide Tanning and Finishing																S						
321	Wood Product Manufacturing												S	S			*						
322	Paper Manufacturing												S	S			*						
3254	Pharmaceutical & Medicine Manufacturing												S	S	*		*						
3255	Paint, Coating & Adhesive Manufacturing														S		*						
3256	Soap, Cleaning Compound & Toilet Preparation Manufacturing													S	S		*						
326	Plastics & Rubber Product Manufacturing												S	S	*		*						
331	Primary Metal Manufacturing																S						
327	Nonmetallic Mineral Product Manufacturing												S	S	*		*						
3273	Cement & Concrete Product Manufacturing																S						
332	Fabricated Metal Product Manufacturing												S	S	*		*						
333	Machinery Manufacturing																*						
334	Computer & Electronic Product Manufacturing												S	S	*		*						
335	Electrical Equipment, Appliance & Component Manufacturing												S	S	S		*						
C1502	Industrial Finishing of Any Product *																*						
336	Transportation Equipment Manufacturing												S	S	S		*						
334	Petroleum & Coal Product Manufacturing																S						
339	Miscellaneous Manufacturing									S	S	S	S	S	S		S						

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
16. TRANSPORTATION																							
481	Air Transportation and Related Support											S		S	S	S	S						
4821	Rail Transportation	•	•	•	•	S	S	•	•	•	•	•	•	•	•	•	•	S	S	S	S	SDP	•
4841	General Freight Trucking													•	•		•						
4851	Urban Transit System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•		S			SDP	S
4853	Taxi & Limousine Service, with on-site vehicular storage or maintenance													•	•		•						
4854, 4855, 4871	Charter Bus Industry, Scenic & Sightseeing Transportation, School & Employee Bus Transportation, with on-site vehicular storage or maintenance												S	S	S		•						
4859	Other Transit & Ground Passenger Transportation					S		S	S	S	S	S	S	S	S	S	S						
4861	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
485112	Railroad Passenger Terminal																	S			SDP	S	
4882	Support Activities for Rail Transportation											S	S	S	S	S	S						
4884	Support Activities for Road Transportation													S			S						
4921	Couriers and Delivery Services with on-site vehicular storage											NE 2	•	•	•	S	•						
17. VEHICULAR PARKING AND STORAGE																							
C1701	Required Parking Offsite within 300 Feet of the Primary Use (Ord 4261, 05/20/25) *							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C1702	Parking Garage Structure (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•	S	SDP	S
C1703	Parking, Surface (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
B1293	Travel Trailer, RV or Boat Storage (Ord. No. 2465, 12/06/11)												S	S	S	S	S						
18. COMMUNICATION SERVICES																							
C1801	Communications Tower, Freestanding (Excluding antennas or support structures for amateur radio communications.) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	
C1802	Communications Equipment, Attached to an existing structure not to exceed 15' above the height of the existing structure *	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	
5151	Communications Broadcasting									•	•	•	•	•	•	•	•		•	•		SDP	•
517	Telecommunications Resellers									•	•		•	•	•	•	•		•	•			
C1803	Temporary Support Structure (See Art. XXVIII)							T	T	T	T	T	T	T	T	T	T						
C1804	Other Communications, NEC.											S		S		S	S	S	S	S	S	SDP	
19. UTILITY SERVICES																							
221121	Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S		S	S
22121	Natural Gas Pressure Control Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S	S	S	S
2211	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																S						
C1901	Water Storage	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	•	S	S	S	S	S	S
C1902	Other Electric, Natural Gas, or Water Utilities, or Other Utilities, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

• - Permitted Use  
 [ ] - Prohibited Use  
 \* - Refer to Article XXXIV for definition

S - Special Use Permit Required  
 TSP - Technical Site Plan Required  
 SDP - Special Development Plan

A - Permitted as an Accessory Use  
 T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only



# PLZT 2025-120 Conditional Use Amendment

## ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(O)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(L R-1)	(L R-2)	(CC)	(LC)	(HC)	(C/W)	(HWP)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)																							
C2001	Contract Construction Service (with outside on-premise storage of equipment or material) (Ord. 4281, 05/20/25)																*						
C2002	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1894, 11/03/82) *													*	*		*						
C2003	Contractor Storage Yard (Principal Use) *																S						
C2004	On-Site Living Quarters For Security Personnel on a Construction Site	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						
236210	Other Heavy Construction																S						
23899	Sandblasting Service																S						
C2005	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office (Ord. No. 2028, 08/25/92) *	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
237110	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office (Ord. No. 2028, 08/25/92) *																*						
21. ADULT USES (Ord. No. 3891, 12/11/18)																							
C2101	Adult Arcade *													*									
C2102	Adult Bookstore *													*									
C2103	Adult Cabaret *													*									
C2104	Adult Motion Picture Theater *													*									
C2105	Adult Theater *													*									
C2106	Escort Agency *													*									
C2107	Massage Parlor *													*									
C2108	Nude Modeling Studio *													*									
C2109	Sexual Encounter Center *													*									
C2110	Other Adult Entertainment Establishments, NEC.													*									
22. AGRICULTURAL RELATED SERVICES (Ord. No. 3891, 12/11/18)																							
493130	Farm Product Warehousing and Storage	S															S						
115	Support Activities for Agriculture and Forestry																S						
C2201	Other Agricultural Services, NEC.	S															*						
23. CONSTRUCTION (Ord. No. 3891, 12/11/18)																							
3273	Batch Plant (Permanent)																S						
3273	Batch Plant (Temporary)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						
24. MINING AND EXPLORATION (Ord. No. 3891, 12/11/18)																							
212	Mining	S															S						
211	Oil Extraction (Ord. No. 3145, 06/09/07)	S															S						
213	Support Activities for Mining																S						
C2401	Other Mining Services, NEC. (Except fuels)	S															S						
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S														S						
21113	Natural Gas Exploration, Drilling & Production (SF-1720 ord.) (Ord. No. 3145, 06/09/07)	S	S														S						
25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)																							
C2501	Building or Structure in Excess of 6 Stories																*						

• - Permitted Use  
[ ] - Prohibited Use  
\* - Refer to Article XXXIV for definition

S - Special Use Permit Required  
TSP - Technical Site Plan Required  
SDP - Special Development Plan

A - Permitted as an Accessory Use  
T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only

## ARTICLE XX.1.

### (CC)

## CORPORATE COMMERCIAL DISTRICT

*(Entire Article Established, Ord. No. 1932, 08/17/93) ~~(Conditional Uses Removed, Ord. No. \_\_\_\_\_ ; 09/02/25)~~*

### SECTION A. PURPOSE AND CONCEPT.

1. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
2. The (CC) Corporate Commercial District is intended to promote development which recognizes the importance of physical features and natural amenities in the area. It also includes provisions for private open space that is integrated into the overall site, and development of the property in a manner that, where practical, preserves the drainage ways in their "natural" state.
3. The dominant concept of the (CC) Corporate Commercial District is an open, campus-style setting, characterized by one or more buildings surrounded by a well landscaped area. These buildings should be generally low-rise structures. Courtyards, plazas, hardscape, open grassy areas, berms, trees, impressive entry drives, and unobtrusive parking characterize campus sites. In the campus setting, site density, as measured by floor area ratios (FAR) should be generally low. Parking should generally be surface parking with some use of low-rise parking structures. Landscaping and elevation change should minimize the views of parked cars for both employees and the public.
4. In areas where the physical features and natural amenities do not exist or are limited in nature, the established development standards are intended to provide a similar feel to the site. In those areas of the district where physical constraints limit the ability of campus-style development, mid- and high-rise structures are not inconsistent with the overall concept of the district.
5. While it is not the intent for this to be a retail district, it is recognized that retail and service uses typically play a supporting role to the corporate commercial concept. With this in mind, it is intended, within the (CC) Corporate Commercial District, to encourage limited retail and service uses at centers, ~~or nodes within 1,000 feet of major street intersections and within 500 feet of selected minor street intersections. It is also intended to allow for limited retail and service uses within the commercial buildings themselves.~~

~~Siting of these structures should be sensitive to visibility and development quality, and orient well to the major streets and adjacent properties. The location of structures should reflect the internalization of activities within the site, reflect consideration of neighboring developments, and vehicular and pedestrian access and circulation.~~

### SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses that are allowed in the (CC) Corporate Commercial District, in accordance with Article V. of this ordinance.



## SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (CC) Corporate Commercial District only in accordance with Articles V. and XXI. of this ordinance.

## SECTION D. CONDITIONAL USES.

### 1. DESIGNATION OF CONDITIONAL USES:

~~Certain uses shall be allowed in the (CC) Corporate Commercial District in accordance with the special conditions set forth below. Such conditional uses are identified for the (CC) Corporate Commercial District in Article V. of this ordinance with the "\_\_\_"C designation, and shall be allowed only as follows:~~

~~a. If the designation for the specified use in Article V. of this ordinance is XC, as applicable to the (CC) Corporate Commercial District, such conditional uses shall be allowed by right only as follows.~~

~~i. Within one thousand feet from the intersection of an arterial street and another arterial street, or within five hundred feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article. Such distance shall be measured from the intersection of the centerlines of the rights of way of the streets. Development of the site shall be in accordance with Section M and Section O of this Article.~~

~~The location of the secondary retail node shall be contingent upon construction of a major collector street, as identified on the Carrollton Transportation Plan, as amended. If the Transportation Plan is amended and the collector street is relocated, it is the intent that the acreage associated with this secondary retail node be relocated accordingly with the street. Prior to any Transportation Plan amendment, all property owners located within 500 feet of the existing secondary intersection shall be notified of the pending amendment, or;~~

~~ii. In a building greater than 50,000 square feet in floor area and at least three stories in height, provided:~~

~~a) The use occupies less than or equal to 3,000 square feet of floor area, and;~~

~~b) The use is located on the first or second floor, and;~~

~~c) The use has no signs advertising or identifying itself outside of the building it is located in, and;~~

~~d) All access to the use is attained from inside the building, and;~~

~~e) The total area of conditional uses, with the exception of those specifically listed in Section D(2)(a) below, shall not exceed 40 percent of the total square footage of the building the uses are located in, unless otherwise approved by the City Council.~~

~~b. If the designation for the specified use in Article V. of this ordinance is AC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use in accordance with the provisions of Section D (1)(a) above and (2) below;~~

- ~~e. If the designation for the specified use in Article V. of this ordinance is SC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only upon approval of a special use permit, and in accordance with the provisions of Section D (1)(a) above and (2) below, and;~~
- ~~d. If the designation for the specified use in Article V. of this ordinance is SAC, as applicable to the (CC) Corporate Commercial District, such conditional use shall be allowed only as an accessory use, and only upon approval of a special use permit in accordance with the provisions of Section D (1)(a) above and (2) below.~~

~~2. APPLICABLE CONDITIONS:~~

~~The following conditions shall apply to all uses identified for the (CC) Corporate Commercial District in Article V. of this ordinance with the "\_\_\_"C designation.~~

~~a. WAREHOUSING, MANUFACTURING, AND ASSEMBLY USES:~~

~~No warehousing, manufacturing, and/or assembly use, and/or the repair and servicing of items manufactured or assembled in this district, or combination thereof, as herein defined, listed for the (CC) Corporate Commercial District with the suffix "C" in Article V., Section C, of this ordinance, shall be allowed as the principal use of the building such use(s) is located in, unless otherwise approved by City Council.~~

~~b. RESTAURANTS:~~

~~A restaurant which is located more than one thousand feet from the intersection of two arterial streets, or more than 500 feet from the intersection of an arterial street and a major collector street, as designated on Figure 1 of this Article, shall be required to meet the following conditions:~~

- ~~i. The restaurant shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, and;~~
- ~~ii. The restaurant occupies five percent or less of the total floor area square footage of the building.~~

~~c. DAY CARE CENTER OR NURSERY SCHOOL:~~

~~Day care centers or nursery schools shall require a special use permit in accordance with Article XXI. of this ordinance. In addition, a day care center or nursery school that is located outside of one of the retail/service nodes depicted in Figure 1 shall be located in a building that is greater than 50,000 square feet in floor area and is at least three stories in height, provided:~~

- ~~i. The use is located on the first or second floor, and;~~
- ~~ii. The use has no signs advertising or identifying itself outside of the building it is located in, and;~~
- ~~iii. All access to the use is attained from inside the building.~~



## SECTION ~~DE~~ **PROHIBITED USES.**

The following uses shall be specifically prohibited in the (CC) Corporate Commercial District:

1. Any structure erected or land used for any use other than one or more of the uses specifically permitted pursuant to this Article and Article V. of this ordinance.
2. Any use of property that does not meet the required minimum lot size; front, side, or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage, or any other standard as herein required, except as provided by Article XXVIII. of this ordinance.
3. The storage of equipment, materials or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

## SECTION ~~EF~~ **SCREENING REQUIREMENTS.**

*(Ord. No. 3891, 12/11/18)*

### 1. SCREENING WALL:

Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles and other items shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. Screening walls shall not be allowed in any landscape setback which is adjacent to a public thoroughfare.
- b. Solid opaque fencing, such as masonry, is prohibited, except as a screening wall, to satisfy the requirements of Article XXV., Section C of this ordinance, unless otherwise approved by the City Manager or designee.

### 2. OFF-STREET PARKING:

Areas which are used for the off-street parking of motor vehicles in connection with any use permitted within the (CC) Corporate Commercial District shall be screened from any adjacent common drive for the site by a landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height.

In lieu of the required earthen berm, any combination of live plant material, berming, or masonry fence shall be permitted, provided that such combination creates a solid visual barrier of not less than three feet nor greater than four feet in height at the time of planting, measured at the finished grade of the parking area.

## SECTION ~~FG~~ **SPECIAL HEIGHT REGULATIONS.**

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls may extend for an additional height not to exceed 15 feet from the maximum height

limit of a structure to the highest point of any church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish, chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.

2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract, or project.
3. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article. (*Ord. No. 2572, 11/07/00*)

## SECTION GH. SPECIAL YARD REGULATIONS.

### 1. SPECIAL FRONT YARD REGULATIONS:

- a. Every part of a required front yard shall be opened and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to guard houses approved by the City Council, living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton.
- b. The location, placement, and dimensions of any sign located within this district shall be permitted in accordance with the applicable provisions of the Sign Ordinance of the City of Carrollton.

### 2. SPECIAL FRONT, REAR, AND SIDE YARD REQUIREMENTS:

- a. ~~a~~-The ordinary extensions of window sills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies, and other architectural features may extend an additional 10 feet into the required front yard, and an additional five feet into the required rear or side yard.

### 3. SPECIAL REAR AND SIDE YARD REGULATIONS:

- a. No rear or side yard setback shall be required where such rear or side yard abuts:
  - i. Railroad tracks, including sidings and spurs;
  - ii. Water body or stream course;
  - iii. Any area dedicated to permanent open space, such as a channel easement.
- b. If such rear or side yard is adjacent to (SF) single-family zoned property, the applicable rear or side yard shall apply, even though one of the items listed in Section H(3)(a) above separates the single-family zoned property from the property zoned (CC) Corporate Commercial. The width of those items listed in Section H(3)(a) above, may be incorporated into the required rear or side yard setback.



4. SPECIAL SIDE YARD REGULATIONS:

- a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line, except under the following circumstances:
  - i. The wall in question is adjacent to (SF) single-family zoned property;
  - ii. The wall in question is adjacent to any street.

In such circumstances, the applicable setback listed in Section N (12) of this Article shall apply.

- b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:
  - i. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section N (12) of this Article.
  - ii. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section N (12) of this Article.
- c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.
- d. Approval of a zero lot line yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the City of Carrollton.

**SECTION II. SIDEWALKS.**

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the City of Carrollton.

**SECTION II. SPECIAL OFF-STREET PARKING REGULATIONS.**

Parking shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.

- 1. The maximum height of any parking structure within the (CC) Corporate Commercial District shall be two levels, not to exceed 25 feet. However, parking structures located behind the main structure and not visible from any adjacent street, and which meet all applicable requirements of this Article may be constructed to a maximum height of six levels, not to exceed 75 feet. At no time however, shall any parking structure be taller than the main structure on the same lot or parcel.

~~2. No parking area shall contain greater than 200 parking spaces. If a greater number of spaces is required, separate parking areas of not more than 200 spaces shall be provided. These parking areas shall be separated by a landscaped area with a minimum width of 10 feet, and be landscaped in accordance with Article XXV., Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.~~

23. Parking reduction options identified in Article XXIV., Section F(2) of this ordinance, shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

#### **SECTION ~~JK~~. SPECIAL OFF-STREET LOADING AND SERVICE AREA REQUIREMENTS.**

1. Where the provision of off-street loading and service areas is necessary for the uses permitted within the (CC) Corporate Commercial District, such areas shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.

- a. Loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities shall not be located within the designated front yard of any structure; nor shall such facilities face directly upon any arterial thoroughfare, as designated on the Carrollton Transportation Plan, when located within 200 feet of any arterial thoroughfare, unless such facilities are screened in accordance with Section K(1)(b) below.
- b. All loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities located within 200 feet of any freeway, freeway frontage road, or arterial thoroughfare, and which face less than 45 degrees from such street, shall be screened from the view of the street by a solid, opaque wall or fence of not less than six feet in height, measured at the highest finished grade, constructed in accordance with the standards prescribed by the City of Carrollton. However, if the combination of landscaping and berming provided in the landscape setback provides screening which is similar to the screening that would be provided by the solid opaque masonry wall, the screening wall may not be required.

Otherwise, the location, setbacks, and screening requirements for such facilities shall be in accordance with Article XXIV. of this ordinance.

- c. Service areas provided incidental to a gasoline service station shall be exempted from the siting criteria established in Section K(1)(a) and the screening criteria established in Section K(1)(b).



## SECTION ~~KL~~. MISCELLANEOUS REQUIREMENTS.

### 1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:

All business operations and activities within the (CC) Corporate Commercial District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in this district, except for:

- a. ~~Off-street parking or loading; drive-in or drive-through window at a financial institution, prescription pharmacy, or dry cleaning establishment; material recycling collection bin; outdoor dining in conjunction with a restaurant;~~
- ~~a.b. Or fitness and recreational sports center related activities and equipment outdoor dining in conjunction with a restaurant provided that any such outdoor activity allowable by Section H(1)(b) is screened by a decorative wall or fence 4 to 8 feet in height.; or material recycling collection bin.~~

### 2. UTILITIES:

All utilities located within 200 feet of the front property line which will serve any lot or parcel within the (CC) Corporate Commercial District, shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, located within the (CC) Corporate Commercial District, provided that such transmission or feeder lines be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost for overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

### 3. SATELLITE TELEVISION RECEPTION DISHES:

Satellite television reception dishes located within the (CC) Corporate Commercial District shall not be located in front of the main structure or the front building line, and shall not be erected closer than three feet to any rear or side property line. Ground-mounted satellite television reception dishes shall be screened in accordance with Article XXV. of this ordinance.

When the site upon which a ground mounted satellite television reception dish is located adjacent to any residentially zoned property, the maximum overall height of the dish at any position, shall be as follows:

- a. Not to exceed 10 feet when located closer than 25 feet to any residentially zoned property;
- b. Not to exceed 25 feet when located between 25 and 65 feet from any residentially zoned property;
- c. Not to exceed 40 feet when located between 65 and 100 feet from any residentially zoned property;
- d. Not to exceed 50 feet when located between 100 and 150 feet from any residentially zoned property;
- e. Not to exceed 75 feet when located in excess of 150 feet from any residentially zoned property.

No lettering, logo, or any form of advertising or other writing shall appear on the face or back of any dish, except the name of the manufacturer, distributor, or seller of such dish, provided that such lettering does not exceed two inches in height.

4. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (CC) Corporate Commercial District in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. All landscape plans developed for property zoned to the (CC) Corporate Commercial District, shall be developed by a landscape authority, as defined herein. The plans shall be developed in accordance with Article XXV., Section B(3) of this ordinance. (*Ord. No. 3943, 01/14/20*)
- b. Landscape Setback:
  - i. A 50 foot landscape setback, coincident with the applicable front, side, and/or rear setback, shall be provided adjacent to all streets and street easements in the (CC) Corporate Commercial District. Landscaping within the setback shall be installed by the developer in accordance with the provisions of this Article.
  - ii. Trees shall be provided within the landscape setback at a minimum ratio of 25 trees per acre of landscape setback.
    - a) Trees shall be of at least three inches in trunk diameter at the time of planting, measured 12 inches above grade, and shall be maintained in a living and growing condition; and
    - b) Trees shall be planted at intervals of not greater than 40 feet, measured on center; and
    - c) At least three-fourths of the tree dripline area must be in permeable area.
  - iii. Existing trees of not less than three inches in trunk diameter, measured 12 inches above grade, may be utilized to satisfy the requirements of subsection (4)(b)(2) above, provided that:
    - a) Such trees shall be located in accordance with subsections (4)(b)(2)(B) and (4)(b)(2)(C) above; and
    - b) There shall be no damaging changes in the original grade of the dripline area of such existing trees.
  - iv. Landscaped earthen berms shall be provided within the landscape setback. The berms shall be constructed to a minimum height of three feet and a maximum height of six feet. Side slopes of such berms shall have a minimum of three feet of horizontal distance for each one foot of height.
  - v. No site improvements other than landscaping shall be installed in the landscape setback except for:
    - a) Structures below and covered by the ground;
    - b) Steps, crossing driveways, curbing, sidewalks, pedestrian plazas, benches and related hardscape;



- c) Planter and retaining walls (other than screening walls);
  - d) Underground utilities and related utility equipment to the extent such is required by utility companies and is screened as required; and
  - e) Signage as allowed per the Sign Ordinance of the City of Carrollton.
- c. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped in accordance with Article XXV., Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.
  - d. Alternative landscaping options identified in Article XXV., Section B(2)(b) and Section B(5) of this ordinance shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

## 5. PUBLIC FACILITIES.

- a. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
  - i. Civil Defense, Fire, or Police Station;
  - ii. Telephone Exchange Station;
  - iii. Electricity Regulating Substation;
  - iv. Public Recreation or Community Center, Athletic or Recreation Facility.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	Yes

- b. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.
  - i. Radio Broadcasting or Communications Tower;
  - ii. Telephone Relay Tower;
  - iii. Natural Gas Pressure Control Station;
  - iv. Water or Sewage Pressure Control Station;
  - v. Water Storage;
  - vi. Public Park.

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Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	No

### 6. ACCESSORY STRUCTURES *(Ord. No. 3144, 06/05/07)*

- a. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.
- b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:
  - i. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.
  - ii. Churches: A maximum of one accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)
    - a) This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.
    - b) Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.
    - c) Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.
    - d) Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section N, Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings 240 square feet or greater shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot.
    - e) Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.



**SECTION M. REQUIREMENTS FOR "\_\_\_"C, CONDITIONAL USES.**

**1. ~~SCREENING WALL:~~**

~~Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles, and other items shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.~~

- ~~a. All screening walls provided in connection with any "\_\_\_"C, conditional use shall be constructed of full-width brick or stone, and shall otherwise be constructed in accordance with the Engineering Design Standards of the City of Carrollton. Concrete panel, poured in-place textured concrete, "brickerete" and other similar construction shall be prohibited.~~

**2. ~~LANDSCAPING:~~**

~~Landscaping shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.~~

- ~~a. A 20-foot landscape setback shall be provided adjacent to all streets and street easements. Landscaping within the setback shall be installed by the developer in accordance with the provisions listed below:~~
- ~~i. One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, a minimum of six feet in height at the time of planting, for each 50 linear feet of street frontage, and either;~~
  - ~~ii. A landscape planting of 16 evergreen shrubs, a minimum five gallon size at the time of planting, for every 50 linear feet of street frontage, planted in groupings or hedgerow style, a maximum of three feet on center, or;~~
  - ~~iii. A landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height, or;~~
  - ~~iv. A combination of a three foot high landscaped berm and evergreen shrubs.~~

b. ~~Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped as follows:~~

i. ~~One shade tree, a minimum three inch caliper at the time of planting, or three ornamental trees, not less than six feet in height at the time of planting for every 15 parking spaces.~~

~~This landscaped area may be counted towards the on-site landscaping requirement, as established in Article XXV. of this ordinance.~~

c. ~~Alternative landscaping options identified in Article XXV., Section B(2)(b) and Section B(5) of this ordinance shall not be applicable to any property identified in SECTION D (1)(a)(1) of this Article.~~

3. ~~SERVICE STATION PUMP ISLANDS:~~

~~Gasoline service station pump islands shall have a minimum setback of 60 feet from any street right-of-way or street easement. Unenclosed canopies shall have a minimum setback of 50 feet from any street right-of-way or street easement.~~



**SECTION LN. HEIGHT AND AREA REGULATIONS.****(~~ONE — THREE STORY~~ STRUCTURES UP TO 37')**

		<u>1-STORY STRUCTURE</u>	<u>2-STORY STRUCTURE</u>	<u>3-STORY STRUCTURE</u>
	Note: <u>Area designations shall be determined by the height of the structure.</u> <del>Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section.</del>			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	17'	25'	37'
3.	Maximum floor area ratio (FAR)	0.65:1	1.3:1	2:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior  (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage  (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area			

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	(As a percentage of total lot area)	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'



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		<u>1-STORY STRUCTURE</u>	<u>2-STORY STRUCTURE</u>	<u>3-STORY STRUCTURE</u>
11.	Minimum width of side setback  (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property  i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	50'	65'	65'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton.  (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback  (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	50'	65'	65'

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	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street  (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	0'	0'	15'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		

**SECTION MN. HEIGHT AND AREA REGULATIONS.****(~~FOUR—SIX STORY~~ STRUCTURES UP TO 75')**

		<u>4 STORY STRUCTURE</u>	<u>5 STORY STRUCTURE</u>	<u>6 STORY STRUCTURE</u>
	Note: <del>Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section. Area designations shall be determined by the height of the structure.</del>			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	50'	63'	75'
3.	Maximum floor area ratio (FAR)	2.6:1	3.25:1	4:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior  (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area			



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	(As a percentage of total lot area) ( <i>Ord. No.3943, 01/14/2020</i> )	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

PLZT 2025-120 Conditional Use Amendment

		<u>4-STORY STRUCTURE</u>	<u>5-STORY STRUCTURE</u>	<u>6-STORY STRUCTURE</u>
11.	Minimum width of side setback  (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property  i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	100'	150'	150'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	200'	250'	250'
	Minimum width of side setback (continued)			
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton.  (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback  (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	100'	150'	65'

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	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	200'	250'	250'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street  (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		



**SECTION O. HEIGHT AND AREA REGULATIONS FOR "\_\_\_"C USES**

<del>1. Minimum site area (Square feet)</del>		<del>25,000</del>
<del>2. Maximum height of structure</del>	<del>2 stories, not to exceed 25'</del>	
<del>3. Maximum floor area ratio (FAR) (Ratio of total building floor area to total site area)</del>		<del>0.8:1</del>
<del>4. Maximum building coverage (percentage of total lot area) (Percent of which can be covered by building(s))</del>		<del>40%</del>
<del>5. Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of the total exterior walls which face any public thoroughfare, or which are within seventy (70) feet of any residentially zoned property, excluding doors, windows, and window walls, constructed of brick or stone unless otherwise approved by the City Council.)</del>		<del>60%</del>
<del>6. Maximum amount of impervious coverage (as a percentage of total lot area)</del>		<del>80%</del>
<del>7. Minimum amount of landscaped area (as a percentage of total lot area)</del>		<del>—</del>
<del>(Reference Section M(2) and See Article XXV. of this ordinance) (Ord. No.3943, 01/14/2020)</del>		
<del>8. Minimum lot frontage on a public street (Measured at the front building line)</del>		<del>150'</del>
<del>9. Minimum lot depth (Length of side lot lines)</del>		<del>150'</del>
<del>10. Minimum depth of front setback (Measured from front property line to any structure)</del>		
<del>a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)</del>		<del>20'</del>
<del>b. All others</del>		<del>20'</del>
<del>11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)</del>		
<del>a. Abutting any (SF) single family zoned property</del>		
<del>i. Without windows facing (SF) single family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single family zoned property.</del>		
<del>a) One story structures, not to exceed 17' in height</del>		<del>25'</del>

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<del>b) Two story structures, not to exceed 25' in height</del>	<del>65'</del>
<del>ii. With windows facing (SF) single family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.</del>	
<del>a) One story structures, not to exceed 17' in height</del>	<del>25'</del>
<del>b) Two story structures, not to exceed 25' in height</del>	<del>130'</del>
<del>b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan)</del>	<del>20'</del>
<del>c. Abutting a collector thoroughfare or any other type of street</del>	<del>20'</del>
<del>d. All other side setbacks shall be in accordance with the applicable requirements of the building codes of the City of Carrollton.</del>	
<del>(When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)</del>	

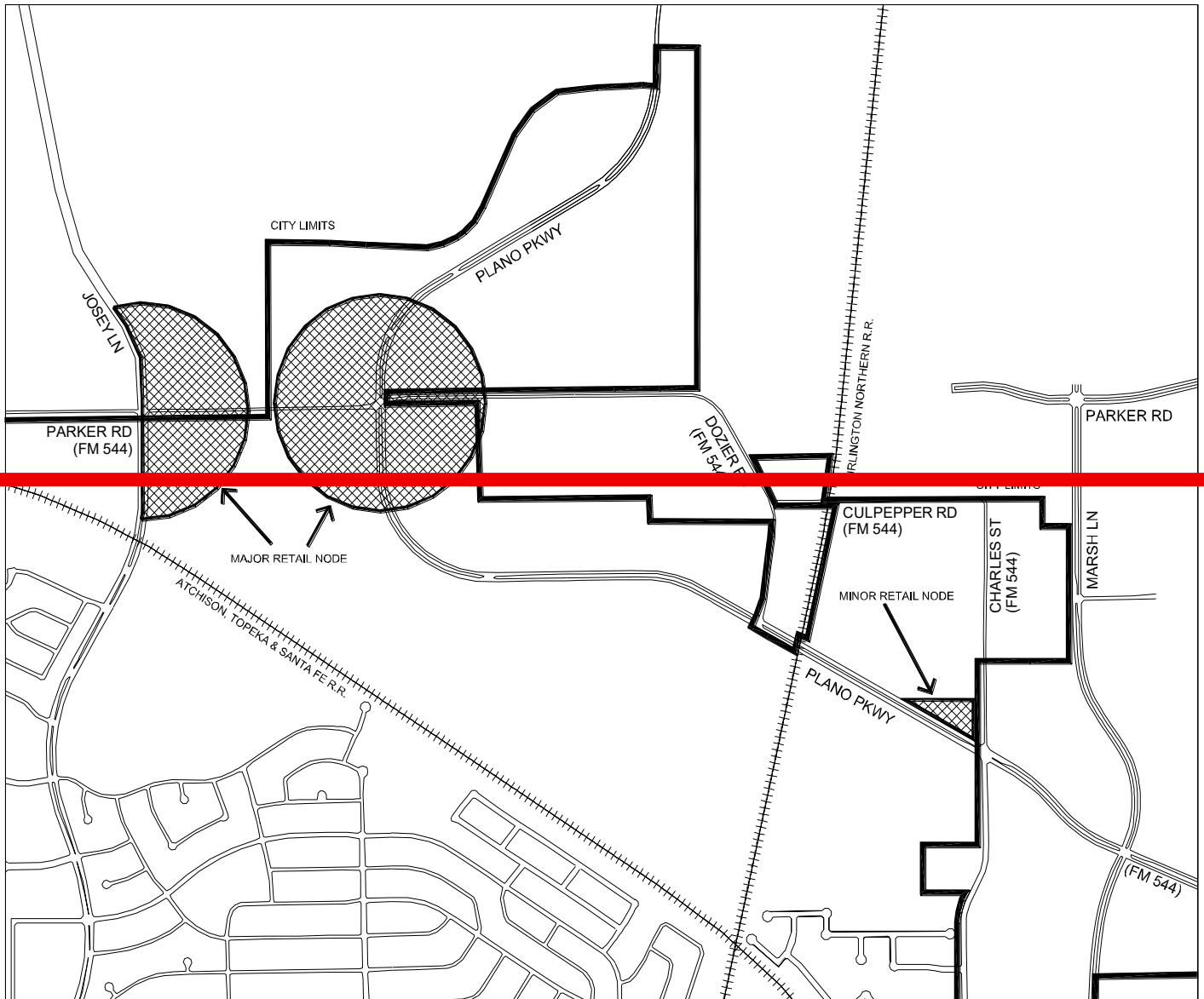
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<del>12. Minimum depth of rear setback (Measured from rear property line to any structure)</del>  <del>a. Abutting any (SF) single family zoned property</del>  <del>i. Without windows facing (SF) single family zoned property or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single family zoned property.</del>  <del>a) One story structures, not to exceed 17' in height</del> <del>b) Two story structures, not to exceed 25' in height</del>		<del>25'</del> <del>65'</del>
<del>ii. With windows facing (SF) single family zoned property which occupy in excess of the top 20% of the exterior wall, per floor above the first floor.</del>  <del>a) One story structures, not to exceed 17' in height</del> <del>b) Two story structures, not to exceed 25' in height</del>  <del>b. Abutting property zoned other than (SF) single family</del>  <del>c. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare</del> <del>(As identified on the Carrollton Transportation Plan)</del>  <del>d. Abutting any other type of street</del>		<del>25'</del> <del>130'</del>  <del>10'</del>  <del>20'</del>  <del>20'</del>
(When a fire lane is in a side yard, the applicable requirements of the Carrollton fire code shall apply)		
<del>13. Minimum distance between structures on the same lot or parcel</del>		<del>10'</del>
<del>14. Minimum required off street parking spaces (Reference Article XXIV. of this ordinance)</del>		



## Exhibit A

**Figure 1**  
**Retail/Service Intersections**



(Ord. No. 2608; 04/17/01)

## ARTICLE XXXIV.

### DEFINITIONS

#### SECTION B. TERMS AND DEFINITIONS.

BUILDING COVERAGE: The proportion of a lot or site covered or permitted to be covered by a building  
~~or structure.~~

- B. P&Z RECOMMENDATION** from P&Z meeting: 09/04/25  
Result: **APPROVED** /Vote: 7-0 (Kramer and Doyle absent)
- C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 10/14/25  
Result: /Vote:

## BACKGROUND

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### GENERAL PROJECT INFORMATION

**REQUEST:** This is a city-initiated request for approval to amend the Comprehensive Zoning Ordinance (CZO) pertaining to the (CC) Corporate Commercial zoning district and the “\_”C or Conditional Use restrictions.

**APPLICANT:** City of Carrollton

**SUMMARY:** The Corporate Commercial (CC) District was established in 1993 to promote a high-quality, campus-style office and business environment between Josey Lane and the BNSF Railroad along Plano Parkway. However, the anticipated demand for the campus-style model did not fully materialize. Instead, the area saw the emergence of master-planned developments such as Austin Waters and Mustang Park. As this area has continued to evolve, shifts in market trends and development patterns have led to increased demand for more retail, restaurant, personal service, and medical uses.

To reflect current development trends and growing demand for retail and service-oriented uses, the City is proposing updates to the (CC) Corporate Commercial District zoning standards. These revisions aim to better align land use regulations with the area’s evolution and community needs. The proposed revisions aim to more effectively regulate land uses within the (CC) Corporate Commercial zoning district responding to today’s market and current conditions. The City supports this direction and seeks to align zoning regulations with current development interests.

Specifically, the proposed amendment to Article XX.1 Corporate Commercial District of the Comprehensive Zoning Ordinance (CZO) would remove existing restrictions on uses designated as “\_”C in Article V. Use of land and Structures. Concurrently, revisions to Article V would reclassify those "XC" uses to be permitted by right, "SC" uses to be permitted by way of an SUP, "AC" uses to be permitted as an accessory use by right, and "SAC" uses to be permitted by way of an SUP within the Corporate Commercial district. The proposed changes to the Corporate Commercial District and Article V. aim to better match the area's ongoing development trends.

Two other zoning minor ordinance amendments are also proposed. The first removes the “allowed by right” designation for the “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” use from the (LI) Light Industrial district, in Article V. The second removes the term “structure” from the building coverage definition, in Article XXXIV. Definitions.



**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of September 4, 2025**

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

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Mark Yarbrough  
John Powell  
Al Overholt  
Dave Hermon  
Willadean Martin

**Commission Members Absent:**

Greg Kramer, Vice Chair  
Jim Doyle

**Alternate:**

Rusty Pendleton

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Shad Rhoten, Planner  
Brett King, Director Development Svcs.  
Lydia Tormos, Planning Technician

Ed Green, Plan Review Manager  
Jared Nations, Captain Fire Prevention  
Tom Hammons, Transportation Manager  
Joe Haefner, Asst. City Attorney  
Meredith Ladd, City Attorney

**Guests Present:**

None

5. Hold A Public Hearing To Consider An Ordinance Of The City Council Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By **Amending Article XX.1 Corporate Commercial District** To Remove Certain Existing Restrictions On Uses And Article V. Use Of Land Concurrently, Revisions To Article V Would Reclassify XC Uses To Be Permitted By Right, SC Uses To Be Permitted By Way Of An SUP, AC Uses To Be Permitted As An Accessory Use By Right, And SAC Uses To Be Permitted By Way Of An SUP Within The Corporate Commercial District And To Remove The Allowed By Right Designation For The “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” And Article XXXIV. Definitions To Remove The Term “Structure” From The Building Coverage Definition. **Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, stated this is a city-initiated item for approval to amend the Comprehensive Zoning Ordinance (CZO) pertaining to conditional uses in the (CC) Corporate

Commercial Zoning District. A map reflecting the area zoned Corporate Commercial was provided. Ms. Offer stated that as this area has continued to evolve, shifts in market trends and development patterns have led to increased demand for retail-oriented uses. The City supports this direction and seeks to align zoning regulations with current development interests.

Ms. Offer advised that two additional clarifying modifications are included with this request. The first removes the “allowed by right” designation for the “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” use from the (LI) Light Industrial district. The second removes the term “structure” from the building coverage definition.

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

- \* ***Commissioner Hermon moved to close the public hearing and approve Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions; second by Commissioner Foster. The motion was approved with a vote of 7-0, (Doyle and Kramer absent).***

PLANNING DEPARTMENT  
CITY OF CARROLLTON

CZO (CC) CORPORATE COMMERCIAL ZONING  
DISTRICT AND THE CONDITIONAL USE  
RESTRICTIONS  
DATE: 10/14/25

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ORDINANCE NUMBER 1470, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE TEXT OF ARTICLE XX.1. CORPORATE COMMERCIAL DISTRICT, ARTICLE V. USES OF LAND AND STRUCTURES, AND ARTICLE XXXIV. DEFINITIONS; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of September 2025, the Planning & Zoning Commission considered and made recommendation on a change to the Comprehensive Zoning Ordinance of the City of Carrollton (Case No. PLZT 2025-120); and

**WHEREAS**, the City Council conducted a public hearing on the Fourteenth day of October 2025, at which all persons were given an opportunity to present testimony; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare of the residents of the City.

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

Section 1.

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

Section 2.

Article V. Uses Of Land And Structures of the Comprehensive Zoning Ordinance, Ordinance No. 1470, is hereby amended, in part, as follows:

Article V. Use of Land and Structures, Section C is hereby amended to read in accordance with Exhibit A, attached and incorporated for all purposes as if written word for word herein, in its entirety.



### Section 3.

Article XX.1 (CC) Corporate Commercial District of the Comprehensive Zoning Ordinance, Ordinance No. 1470, is hereby amended, in part, as follows:

Article XX.1 (CC) Corporate Commercial District is hereby amended to read in accordance with Exhibit B., attached and incorporated for all purposes as if written word for word herein, in its entirety.

### Section 4.

Article XXXIV. Definitions, Section B is hereby amended to revise the definition of “building coverage” and to read as follows:

“BUILDING COVERAGE: The proportion of a lot or site covered or permitted to be covered by a building.”

### Section 5.

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

### Section 6.

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

### Section 7.

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 8.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 9.

This Ordinance shall become and be effective on and after its adoption and publication.  
PASSED AND APPROVED this the Fourteenth day of October 2025.

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

## EXHIBIT A

### ARTICLE V. USE OF LAND AND STRUCTURES

*(Ord. No. 4261; 05/20/25) (Ord. No. \_\_\_\_; 09/02/25)*

#### SECTION C. USE MATRIX.

Land and structures in each of the zoning districts may be used for any of the indicated uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, converted, arranged, designed, or used for other than those uses specified as permitted uses in the district in which it is located, according to the Use Matrix, and in accordance with the provisions of the applicable Articles of this ordinance.

In some instances, planned developments of special use permits have been approved which provide a list of allowable uses in the amending ordinance whereby the unique numerical use code utilized in conjunction with this Article has been included in the amending ordinance. From time to time the numerical codes in this Article may be amended. Where the numerical use code contained in this ordinance creating the planned development district or special use permit is different for a particular use from the use code contained in this Article for the same use, such use shall remain valid as an allowed use to the extent permitted by the applicable planned development or special use permit ordinance. Provided, however, that such numerical use code contained in the planned development or special use permit ordinance shall become void, and have no bearing on the application of the provisions of the planned development or special use permit ordinance. *(Ord. No. 1670, 11/20/90)*

#### LEGEND FOR INTERPRETING USE MATRIX

- Use permitted in district indicated.
- Use prohibited in district indicated.
- S Use permitted only upon approval of a Special Use Permit. (Reference Article XXI)
- SDP Use permitted only upon approval of a Special Development Plan.
- TSP Use permitted only upon approval of a Technical Site Plan.
- A Use permitted only as an accessory use incidental to a permitted principal use on the same lot or parcel.
- T Use permitted on a temporary basis only, upon approval of the City Manager or Designee.
- Im Use permitted on an interim basis only and located on unplatted tracts of land.
- NEC Not elsewhere classified.
- \* Refer to Article XXXIV Definitions



ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL OF DETACHED DISTRICTS)	(ALL OF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(UR-1)	(UR-2)	(EC)	(LC)	(HE)	(C/W)	(P/W)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
ACCESSORY USES																							
C001	Accessory Use Located on a Separate Lot or Parcel from the Main Use *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C002	Adult Daycare Home or Day Activity and Health Service Facility (Ord. No. 4261, 05/20/25) *	A	A	A	A	A	A									A		A	A	A	A	A	A
C003	Amateur Radio/Television Towers (See Art. XXVIII) *	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A						
C004	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *							A	A	A	A	A	A	A	A	A	A	A					
441120	Automobile or Light Load Truck Sales (Used) Accessory to New Automobile or Light Truck Sales Only (Ord. No. 3891, 12/11/18) *															A	A						
81112	Automobile Paint and Body Shop-accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)										A	A	A	A	A	A	A						
5321	Automobile Equipment Rental and Leasing (incl. automobiles, motor vehicles, travel trailers) acc. to car dealers or Auto Paint and Body Shop															A							
8111	Automobile or Light Load Truck Repair Garage accessory use to New Automobile or Light Truck Sales Only (Ord. No. 4261, 05/20/25)										A	A	A	A	A	A	A						
C005	Other Motor Vehicle Repair Garage *														A	A	A	A					
C006	Bus Parking or Storage (Accessory to an Institutional Use) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
C007	Cabana, Pavilion or Gazebo *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
811192	Car Wash, Full Service or Self Service or Automated (Accessory Use, Max. 1 wash bay)					A								A	A	A	A						
C008	Caretaker or Night Watchman's Quarters *												S	S	S		S						
C009	Carport *	A	A	A	A	A	A	A	A	S	S	A	A	A	A	A	A		A	A	A		A
C010	Drive-Through Windows (See Art. XXVIII) *									A	A	A	A	A	A	A	A						
C011	Garage, Private (Residential) *	A	A	A	A	A	A												A	A	A		A
C012	Guest House or Servant's Quarters (Ord. No. 1739, 10/01/91) *	A	A	A	A	A	A																
C013	Fitness and Recreational Sports Center, Private or Public *						A	A	A			A	A	A	A	A	A	A	A	A	A	A	A
C0014	Kiosk, Food Sales and Service *										A		A	A	A	A	A	A	A	A		A	A
C0015	Kiosk, Informational *		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
C0016	Kiosk, No Food Sales or Service *										A	A		A	A	A	A	A	A	A	A	A	A
531311	Leasing or Management Office *					A	A																
C0017	Other Accessory Uses, NEC. *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S
C0018	Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (Ord. No. 1705, 05/07/91, Ord. No. 3953, 12/08/14) *												A	A	A	A	A						
C0019	Outside Display (See Art. XXVI) *										A	A		A	A	A	A	A	A	A		A	A
C0020	Outside Storage (See Art. XXVI) *													A	A	A	A						
C0021	Parking, Garage Structure, Accessory (Ord. No. 3939, 12/13/19)(Ord. No. 3943, 01/14/20) *				A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	S	SDP	A
C0022	Parking, Surface, Accessory (Ord. No. 3939, 12/13/19)(Ord. No. 3943, 01/14/20) *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S	S	S		A	S
C0023	Parsonage or Rectory, accessory to a place of worship only *	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
C0024	Private Greenhouse or Nursery *	A	A	A	A																		
C0025	Registered and Licensed Child Care Homes or Listed Family Homes *	A	A	A	A	A	A									A		A	A	A	A	A	A
C0026	Satellite Television Reception Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0027	Smoking Lounge (Accessory Use to a Full-Service Restaurant Only) (Ord. 4066, 04/05/2022; Repealed Ord. 4085 06/21/2022) *										S	S	S	S	S	S	S	S	S		S	S	
C0028	Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0029	Tennis Court, Lighted (Private)	S	S	S	S	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
C0030	Tennis Court, Unlighted (Private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

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ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(HP)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(D-1) (D-2)	(D-3) (D-4)	(UR-1)	(UR-2)	(ED)	(LC)	(ME)	(C/M)	(P-W)	(L)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		

PRIMARY USES

1. RESIDENTIAL

C101	Manufactured Homes/Mobile Homes *																						
C102	Multi-Family Dwelling *					TSP					S					S						SDP	S
C103	Residential Loft * (Ord. No. 4281, 05/20/25)																						
C104	Single-Family Attached including Townhouses *																					SDP	S
C105	Single-Family Detached *																						
C106	Duplex Dwelling *																						

2. GROUP QUARTERS

C201	Group Quarters, NEC. (excluding membership lodgings and residence halls) *						S		S	S	S	S		S									
C202	Membership Lodgings and Residence Halls, NEC.						S															S	

3. HOTELS AND TRANSIENT LODGINGS

72111	Hotel, Full Service (Ord. No. 2658, 01/08/02); (Ord. No. 3265, 11/11/09) *										S		S	S	S	S	S					SDP	S
72111	Hotel, Residence or Hotel Suites (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/09) *										S		S	S	S	S	S						
72111	Hotel, Limited Service (Ord. No. 2658, 01/08/02; Ord. No. 3265, 11/11/09) *										S		S	S	S	S	S					SDP	S
C301	Short-Term Rental (Ord. No. 4127) *		S	S	S			S	S	S	S												
C302	Bed and Breakfast (Ord. No. 4127) *		S	S	S																		
7212	Recreational Vehicle Parks & Recreational Camps												S	S	S		S						
7213	Rooming & Boarding Houses						S																

4. GOVERNMENTAL SERVICES

92214	Prison, Jail or Other Correctional Institution																S						
9211	Government Facilities *																						

5. EDUCATION

6111	Elementary & Secondary Schools, Public *	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	SDP	
6111	Elementary & Secondary Schools, Private *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	
6113	Colleges, Universities & Professional Schools	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP							
6114	Business, Trade & Technical School (except Truck Driving Schools)																						SDP	
611519	Truck Driving Schools														S	S	S		S					
6116	Other Schools & Instruction																				S	S		SDP

6. RELIGIOUS, CIVIC AND SOCIAL ORGANIZATIONS

8131	Place of Worship *																						
8134	Civic & Social Organizations																						

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7. PERSONAL SERVICES

8121	Personal Care Services *																						SDP	
621399	Massage Therapy Clinic *																							
812199	Tattoo Parlor, Piercing, and/or Permanent Makeup Service (Ord. No. 4281, 09/28/25)										S													
8123	Dry Cleaning and Laundry Services, Minor *																						SDP	
812332	Dry Cleaning, Major *																							
812910	Pet Care, Veterinary Services & Kennels (In Enclosed Building Only) (Ord. No. 2809, 07/05/04)	S																					SDP	
81291	Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens)	S																						
561622	Locksmiths																						SDP	
54143	Graphic Design Services																							
54192	Photographic Services																						SDP	
81233	Linen and Uniform Supply																							
72231	Food Service Contractors																							
72232	Caterers																						SDP	
812220	Cemetery	S	S	S	S	S	S	S	S	S	S			S	S	S	S							
812220	Crematorium (Ord. No. 2015, 09/06/94)												S	S	S	S	S							
81221	Funeral Homes and Funeral Services (Ord. No. 2015, 09/06/94)													S	S	S				S				
C 701	Pet Day Care (Ord. No. 4043, 12/07/2021) *																						SDP	

8. BUSINESS SERVICES

5321	Automobile Equipment Rental and Leasing (includes automobiles, motor vehicles, travel trailers)																							
5614	Business Support Services																						SDP	
5613	Employment Service																						SDP	
5324	Commercial and Industrial Machinery Equipment Sales, Rental, and Leasing																							
561210	Facility Support Services																							
5617	Services to Buildings and Dwellings																							
5417	Scientific Research & Development Service																							
562998	Grease Trap & Drain Vacuum Service																S							
561730	Landscaping Services																							
5322	Consumer Goods Rental (Ord. No. 2098, 09/05/95)																							
C801	Material Recycling Center *																S							
C802	Mobile Collection and Redemption Center *																							
C803	Automated Teller Machine (ATM) (Ord. No. 3943, 01/14/20) *																							

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																		Historic Square	Urban Core	Urban General	Urban Fringe			
9. ARTS, ENTERTAINMENT, AND RECREATION																								
51213	Theater (excl. Adult Motion Picture/Theater) *									*	*	*	*	*	*	*	*	*	*	*		SDP	*	
7112	Arenas, Stadiums, Lighted Athletic Fields/Parks											S	S	S	S	S	S	S	S	S		SDP		
7121	Museums, Historical Sites & Similar Institutions							*	*	*	*	*	*	*	*	*	*	*	*	*				
713120	Commercial Amusement, Indoor (excl. Amusement Arcades and Adult Uses) *									*	*	*	*	*	*	*	*	*	*	*		SDP	*	
7131	Commercial Amusement, Outdoor (excl. Adult Uses) *															S	S	S						
71312	Amusement Arcades (excl. Adult Arcades) *											S	S		S	S	S	S	S	S	S	S	SDP	S
71391	Golf Courses & Country Clubs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	SPD	
71394	Fitness and Recreational Sports Center-(Private) (Ord. No. 4361, 05/20/2021)									S	*	*	*	*	*	*	*	*	*	*	*	*		
71394	Fitness and Recreational Sports Center-(Public) (Ord. No. 4361, 05/20/2021)	S	S	S	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*
C901	Event Centers and Reception Halls *							S	S	S	S	S	S	S	S	S	S	S	S	S	S	SDP	S	
C902	Smoking Lounge (Ord. 4086, 04/05/2022, Reaffirmed Ord. 4086 6/21/2022) *											S					S	S	S	S		S		
712190	Park *	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	SDP	*	
71399	All Other Amusement & Recreation Uses & Activities (Ord. 4086, 04/05/2022, Reaffirmed Ord. 4086 06/21/2022)											S	S	S	S	S	S	S	S	S	S	S		
10. OFFICE																								
C1001	Office, Professional and General Administrative *							*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*	
C1002	Office, Medical Services *							*	*	*	*	*	*	*	*	*	*	*	*	*		SDP	*	
11. HEALTH CARE AND SOCIAL ASSISTANCE																								
622110	Hospital, General Medical and Surgical							S	S			*	*	*	*	*	*							
62221	Psychiatric & Substance Abuse Hospitals							S	S			S					S							
621910	Ambulance Services											*	*	*	*	S	*							
6231	Nursing Care Facilities (Skilled Nursing Facilities)						S	S	S	S	S		S	S	S	S	S							
6232	Residential Intellectual & Developmental Disability, Mental Health & Substance Abuse Facilities					S		S	S	S	S		S											
6233	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly					*		*	*	*	*	*	*											
6239	Other Residential Care Facilities					S		S	S	S	S	S												
C1101	Community Home		*	*	*	*	*																	
62411	Child, Youth, Elderly & Persons with Disabilities Services							*	*	*	*	*	*	*	*	*	*							
62419	Other Individual & Family Services							*	*	*	*	*	*	*	*	*	*							
62421	Community Food Services							*	*	*	*	*	*	*	*	*								
62422	Community Housing Services					S		S	S	S	S		S											
62423	Emergency & Other Relief Services					S		S	S	S	S	*	*	*	*	*	*							
6243	Vocational Rehabilitation Services							*	*	*	*	*	*	*	*	*	*	*						
6244	Child Day Care Service (includes State-defined "licensed child care centers" but not "registered & licensed child care homes" or "licensed family homes") *							S	S	S	S	S	S	S	S	S	S							
C1102	Personal Care Home *					S		S	S	S	S		S											
C1103	Other Health Care & Social Assistance Establishments, NEC.							S	S	S	S	S	S	S	S	S	S							
<div><div><div><div>• - Permitted Use</div><div>[ ] - Prohibited Use</div><div>* - Refer to Article XXXIV for definition</div></div><div><div>S - Special Use Permit Required</div><div>TSP - Technical Site Plan Required</div><div>SDP - Special Development Plan</div></div><div><div>A - Permitted as an Accessory Use</div><div>T - Permitted as a Temporary Use</div></div><div><div>Im - Permitted on Interim Basis Only</div></div></div></div>																								

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12. RETAIL																							
441110	Automobile or Light Load Truck Sales (New) *												S	S	S	S	S						
441120	Automobile or Light Load Truck Sales (Used) *																S						
4412	Other Motor Vehicle Sales *												S	S	S		S						
C1201	Automobile, Motor Vehicle, and Watercraft Parts Sales *										S		•	•	•		•						
C1202	Retail *								•	•	•	•	•	•	•	•	•	•	•	•		SDP	S
C1203	Smoke Shop Retailer (Ord. 4066, 04/09/2022, Ratified Ord. 4085 06/21/2022) *										•	•	•	•	•	•	•					S	S
C1204	Retail Store, in excess of 75,000 sq. ft. of GLA *										S	S	S	S	S	S	S						
C1205	Retail Store, in excess of 30,000 sq. ft. of GLA *										•	•	•	•	•	•	•	S	S	S		SDP	S
4471	Gasoline Station										S	S	S	S	S	S	S			S			
445310	Beer & Wine Off-Premise (Liquor sales for off premise consumption is not allowed in Carrollton)								•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
C1206	Alcoholic Beverage Sales, On Premise *										S	S				S		S				SDP	S
453998	Auction Sales (Without outside auction activity, outside display or storage)												S	S	•		•						
C1207	Artisan Workshop *							•	•	•	•	•	•	•	•	•	•	•	•	•	•		
722511	Restaurant, Full-Service *							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
722513	Restaurant, Limited-Service *							•	•	•	•	•	•	•	•	•	•	•	•	•		SDP	•
C1208	Snow Cone Stand *									T	T		T	T	T	T	T						
444220	Outdoor Nursery or Garden Center (Ord. No. 4035, 10/12/21)										T					•	•	•					
13. VEHICLE AND EQUIPMENT SERVICES AND REPAIR																							
C1301	Automobile or Light Load Truck Repair Garage *										S		•	•	•	S	•						
811121-811122	Window Tint, Window Replacement, and/or Vehicle Wrap * (Ord. No. 4261, 05/20/25)										•		•	•	•	S	•						
C1302	Other Motor Vehicle Repair Garage *												S	•	•		•						
81112	Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop										S		•	•	•	S	•						
811198	Automobile Quick Lube, Tire Service, and/or Inspection (Ord. No. 4262, 05/20/25)										S		•	•	•	S	•						
811192	Car Wash, Full Service, or Automated (Principal Use)										S		•	•	•	S	•						
811192	Car Wash, Self-Service (Principal Use)										S		•	•	•		•						
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance												•	•	•		•						
46941	Motor Vehicle Impound Yard (Accessory or Principal Use) (Ord. No. 2099, 09/05/95)													•		S		S					
423140	Motor Vehicle Wrecking or Salvage Yard																S						
C1303	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted (Reference applicable manufacturing or assembly use.)										S					•	•						
C1304	Repair & servicing of items in the same district where the manufacturing or assembly of such items is permitted upon approval of an SUP.										S					S	S						
8114	Personal and Household Goods Repair and Maintenance										•	•	•	•	•	•	•						
C1305	Other Repair Services, NEC.												S	S	S	S	S						
14. WAREHOUSE, DISTRIBUTION AND STORAGE																							
C1401	Warehouse/Distribution *										S				•	S	•						
C1402	Product Assembly *										S				•	S	•						
42471	Bulk Stations and Storage Terminal (Petroleum)																S						
42469	Other Chemicals & Allied Products												S	S			S						
423930	Recyclable Material																S						
42459	Other Farm Products Raw Materials	•												S	S		•						
531130	Mini-Storage Warehouse (Self-Storage Units)											S	S	•		•							

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																		Historic Square	Urban Core	Urban General	Urban Fringe		
15. MANUFACTURING																							
311	Food Manufacturing												S	S	•		•						
3116	Animal Slaughtering and/or Processing																S						
3121	Beverage Manufacturing										S		•	•	•		•	•	•	•		SDP	•
33991	Jewelry & Silverware Manufacturing									S			•	•	•		•						
33992	Sporting & Athletic Goods Manufacturing												•	•	•		•						
33993	Doll, Toy & Game Manufacturing												•	•	•		•						
33994	Office Supplies (except paper) Manufacturing												•	•	•		•						
33995	Screen Printing and Sign Manufacturing (Ord. No. 4261, 05/20/25) *									S			•	•	•		•						
513110	Newspaper, Magazine, or Book Publishing/Manufacturing (Ord. No. 4261, 05/20/25)																•						
C1501	Print Shop (Ord. No. 4261, 05/20/25) *										•			•	•	•		•					
33911	Medical Equipment & Supplies Manufacturing												S	S	S		•						
337	Furniture & Related Product Manufacturing													•	•	•		•					
313-315	Textile, Apparel, Footwear Manufacturing												S	S	•		•						
3161	Leather & Hide Tanning and Finishing																S						
321	Wood Product Manufacturing												S	S			•						
322	Paper Manufacturing												S	S			•						
3254	Pharmaceutical & Medicine Manufacturing												S	S	•		•						
3255	Paint, Coating & Adhesive Manufacturing														S		•						
3256	Soap, Cleaning Compound & Toilet Preparation Manufacturing													S	S		•						
326	Plastics & Rubber Product Manufacturing												S	S	•		•						
331	Primary Metal Manufacturing																S						
327	Nonmetallic Mineral Product Manufacturing												S	S	•								
3273	Cement & Concrete Product Manufacturing																S						
332	Fabricated Metal Product Manufacturing												S	S	•		•						
333	Machinery Manufacturing																•						
334	Computer & Electronic Product Manufacturing												S	S	•		•						
335	Electrical Equipment, Appliance & Component Manufacturing												S	S	S		•						
C1502	Industrial Finishing of Any Product *																						
336	Transportation Equipment Manufacturing												S	S	S		•						
334	Petroleum & Coal Product Manufacturing																S						
339	Miscellaneous Manufacturing									S	S	S	S	S	S		S						

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Im - Permitted on Interim Basis Only



ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use	(H)	(ALL OF DETACHED DISTRICTS)	(ALL OF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(L-R-1)	(L-R-2)	(CC)	(LC)	(RE)	(C/W)	(P/W)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
16. TRANSPORTATION																							
481	Air Transportation and Related Support											S		S	S	S	S						
482	Rail Transportation	•	•	•	•	S	S	•	•	•	•	•	•	•	•	•	•	S	S	S	S	SDP	•
484	General Freight Trucking														•	•	•						
485	Urban Transit System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•					SDP	S
4853	Taxi & Limousine Service, with on-site vehicular storage or maintenance														•	•	•						
4854; 4855; 4871	Charter Bus Industry, Scenic & Sightseeing Transportation, School & Employee Bus Transportation, with on-site vehicular storage or maintenance												S	S	S		•						
4859	Other Transit & Ground Passenger Transportation					S		S	S	S	S	S	S	S	S	S	S						
486	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
485112	Railroad Passenger Terminal																		S			SDP	S
4882	Support Activities for Rail Transportation											S	S	S	S	S	S						
4884	Support Activities for Road Transportation													S			S						
4921	Couriers and Delivery Services with onsite vehicular storage											•	•	•	•	S	•						
17. VEHICULAR PARKING AND STORAGE																							
C1701	Required Parking Offsite within 300 Feet of the Primary Use (Ord 4261, 05/20/25) *							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
C1702	Parking Garage Structure (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	•	S	SDP	S
C1703	Parking, Surface (Principal Use) (Ord 4261, 05/20/25) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
81293	Travel Trailer, RV or Boat Storage (Ord. No. 3965, 12/06/11)												S	S	S	S	S						
18. COMMUNICATION SERVICES																							
C1801	Communications Tower, Freestanding (Excluding antennas or support structures for amateur radio communications.) *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S
C1802	Communications Equipment, Attached to an existing structure not to exceed 15' above the height of the existing structure *	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•
5151	Communications Broadcasting									•	•	•	•	•	•	•	•		•	•		SDP	•
517	Telecommunications Resellers									•	•		•	•	•	•	•		•	•			
C1803	Temporary Support Structure (See Art. XXVIII)							T	T	T	T	T	T	T	T	T	T						
C1804	Other Communications, NEC.											S		S		S	S	S	S	S	S	SDP	
19. UTILITY SERVICES																							
221121	Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S		S	S
22121	Natural Gas Pressure Control Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	•	S	S	S	S	S	S
2211	Electric Power Generation, Natural Gas Production, Sewer or Waste Treatment Storage or Distribution Plant or Point																S						
C1901	Water Storage	S	S	S	S	S	S	•	•	•	•	•	•	•	•	•	•	S	S	S	S	S	S
C1902	Other Electric, Natural Gas, or Water Utilities, or Other Utilities, NEC.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<div>• - Permitted Use [ ] - Prohibited Use * - Refer to Article XXXIV for definition</div> <div>S - Special Use Permit Required TSP - Technical Site Plan Required SDP - Special Development Plan</div> <div>A - Permitted as an Accessory Use T - Permitted as a Temporary Use</div> <div>Im - Permitted on Interim Basis Only</div>																							

ART V. USE OF LAND AND STRUCTURES

Use Code	Type of Use		(H)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(P)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(L-R-1)	(L-R-2)	(CE)	(C-C)	(H-C)	(C-W)	(W-W)	(L-I)	DOWNTOWN TRANSIT CENTER					Trinity Mills TC	Frankford TC
																			Historic Square	Urban Core	Urban General	Urban Fringe			
20. CONTRACT CONSTRUCTION SERVICES (Ord. No. 3891, 12/11/18)																									
C2001	Contract Construction Service (with outside on-premise storage of equipment or material) (Ord 4061, 05/20/25)																	*							
C2002	Contract Construction Service (No outside on-premise storage of equipment or material) (Ord. No. 1844, 11/03/92) *															*	*	*							
C2003	Contractor Storage Yard (Principal Use) *																	S							
C2004	On-Site Living Quarters For Security Personnel on a Construction Site	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
236210	Other Heavy Construction																	S							
23699	Sandblasting Service																	S							
C2005	Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office (Ord. No. 2028, 09/05/97) *	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
21. ADULT USES (Ord. No. 3891, 12/11/18)																									
C2101	Adult Arcade *															*									
C2102	Adult Bookstore *															*									
C2103	Adult Cabaret *															*									
C2104	Adult Motion Picture Theater *															*									
C2105	Adult Theater *															*									
C2106	Escort Agency *															*									
C2107	Massage Parlor *															*									
C2108	Nude Modeling Studio *															*									
C2109	Sexual Encounter Center *															*									
C2110	Other Adult Entertainment Establishments, NEC.															*									
22. AGRICULTURAL RELATED SERVICES (Ord. No. 3891, 12/11/18)																									
493130	Farm Product Warehousing and Storage	S																S							
115	Support Activities for Agriculture and Forestry																	S							
C2201	Other Agricultural Services, NEC.	S															*								
23. CONSTRUCTION (Ord. No. 3891, 12/11/18)																									
3273	Batch Plant (Permanent)																	S							
3273	Batch Plant (Temporary)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T							
24. MINING AND EXPLORATION (Ord. No. 3891, 12/11/18)																									
212	Mining	S																S							
211	Oil Extraction (Ord. No. 3145, 06/06/07)	S																S							
213	Support Activities for Mining																	S							
C2401	Other Mining Services, NEC. (Except fuels)	S																S							
C2402	Other Mining & Quarrying of Nonmetallic Minerals, NEC. (Except fuels)	S	S															S							
21113	Natural Gas Exploration, Drilling & Production (5F-12/20 Ord.) (Ord. No. 3145, 06/06/07)	S	S															S							
25. MISCELLANEOUS (Ord. No. 3891, 12/11/18)																									
C2501	Building or Structure in Excess of 6 Stories																	*							

\* - Permitted Use  
 [ ] - Prohibited Use  
 \*- Refer to Article XXIV for definition

S - Special Use Permit Required  
 TSP - Technical Site Plan Required  
 SDP - Special Development Plan

A - Permitted as an Accessory Use  
 T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only

## **EXHIBIT B**

### **ARTICLE XX.1.**

#### **(CC)**

#### **CORPORATE COMMERCIAL DISTRICT**

*(Entire Article Established, Ord. No. 1932, 08/17/93) (Conditional Uses Removed, Ord. No. \_\_\_\_; 09/02/25)*

##### **SECTION A. PURPOSE AND CONCEPT.**

1. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
2. The (CC) Corporate Commercial District is intended to promote development which recognizes the importance of physical features and natural amenities in the area. It also includes provisions for private open space that is integrated into the overall site, and development of the property in a manner that, where practical, preserves the drainage ways in their "natural" state.
3. The dominant concept of the (CC) Corporate Commercial District is an open, campus-style setting, characterized by one or more buildings surrounded by a well landscaped area. These buildings should be generally low-rise structures. Courtyards, plazas, hardscape, open grassy areas, berms, trees, impressive entry drives, and unobtrusive parking characterize campus sites. In the campus setting, site density, as measured by floor area ratios (FAR) should be generally low. Parking should generally be surface parking with some use of low-rise parking structures. Landscaping and elevation change should minimize the views of parked cars for both employees and the public.
4. In areas where the physical features and natural amenities do not exist or are limited in nature, the established development standards are intended to provide a similar feel to the site. In those areas of the district where physical constraints limit the ability of campus-style development, mid- and high-rise structures are not inconsistent with the overall concept of the district.
5. While it is not the intent for this to be a retail district, it is recognized that retail and service uses typically play a supporting role to the corporate commercial concept. With this in mind, it is intended, within the (CC) Corporate Commercial District, to encourage limited retail and service uses at centers.

##### **SECTION B. PRINCIPAL AND ACCESSORY USES.**

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses that are allowed in the (CC) Corporate Commercial District, in accordance with Article V. of this ordinance.



## **SECTION C. SPECIAL USE PERMITS.**

Uses requiring approval of a Special Use Permit shall be allowed in the (CC) Corporate Commercial District only in accordance with Articles V. and XXI. of this ordinance.

## **SECTION D. PROHIBITED USES.**

The following uses shall be specifically prohibited in the (CC) Corporate Commercial District:

1. Any structure erected or land used for any use other than one or more of the uses specifically permitted pursuant to this Article and Article V. of this ordinance.
2. Any use of property that does not meet the required minimum lot size; front, side, or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage, or any other standard as herein required, except as provided by Article XXVIII. of this ordinance.
3. The storage of equipment, materials or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

## **SECTION E. SCREENING REQUIREMENTS.**

*(Ord. No. 3891, 12/11/18)*

### **1. SCREENING WALL:**

Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles and other items shall be provided in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. Screening walls shall not be allowed in any landscape setback which is adjacent to a public thoroughfare.
- b. Solid opaque fencing, such as masonry, is prohibited, except as a screening wall, to satisfy the requirements of Article XXV., Section C of this ordinance, unless approved by the City Manager or designee.

### **2. OFF-STREET PARKING:**

Areas which are used for the off-street parking of motor vehicles in connection with any use permitted within the (CC) Corporate Commercial District shall be screened from any adjacent common drive for the site by a landscaped earthen berm constructed to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height.

In lieu of the required earthen berm, any combination of live plant material, berming, or masonry fence shall be permitted, provided that such combination creates a solid visual barrier of not less than three feet nor greater than four feet in height at the time of planting, measured at the finished grade of the parking area.

## **SECTION F. SPECIAL HEIGHT REGULATIONS.**

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls may extend for an additional height not to exceed 15 feet from the maximum height limit of a structure to the highest point of any church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish, chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.
2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract, or project.
3. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article. (*Ord. No. 2572, 11/07/00*)

## **SECTION G. SPECIAL YARD REGULATIONS.**

### **1. SPECIAL FRONT YARD REGULATIONS:**

- a. Every part of a required front yard shall be opened and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to guard houses approved by the City Council, living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton.
- b. The location, placement, and dimensions of any sign located within this district shall be permitted in accordance with the applicable provisions of the Sign Ordinance of the City of Carrollton.

### **2. SPECIAL FRONT, REAR, AND SIDE YARD REQUIREMENTS:**

- a. The ordinary extensions of windowsills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies, and other architectural features may extend an additional 10 feet into the required front yard, and an additional five feet into the required rear or side yard.

### 3. SPECIAL REAR AND SIDE YARD REGULATIONS:

- a. No rear or side yard setback shall be required where such rear or side yard abuts:
  - i. Railroad tracks, including sidings and spurs;
  - ii. Water body or stream course;
  - iii. Any area dedicated to permanent open space, such as a channel easement.
- b. If such rear or side yard is adjacent to (SF) single-family zoned property, the applicable rear or side yard shall apply, even though one of the items listed in Section H(3)(a) above separates the single-family zoned property from the property zoned (CC) Corporate Commercial. The width of those items listed in Section H(3)(a) above, may be incorporated into the required rear or side yard setback.

### 4. SPECIAL SIDE YARD REGULATIONS:

- a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line, except under the following circumstances:
  - i. The wall in question is adjacent to (SF) single-family zoned property;
  - ii. The wall in question is adjacent to any street.In such circumstances, the applicable setback listed in Section N (12) of this Article shall apply.
- b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:
  - i. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section N (12) of this Article.
  - ii. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section N (12) of this Article.
- c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.
- d. Approval of a zero lot line yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the City of Carrollton.

## SECTION H. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance and shall be constructed in accordance with the standards prescribed by the City of Carrollton.



## **SECTION I. SPECIAL OFF-STREET PARKING REGULATIONS.**

Parking shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.

1. The maximum height of any parking structure within the (CC) Corporate Commercial District shall be two levels, not to exceed 25 feet. However, parking structures located behind the main structure and not visible from any adjacent street, and which meet all applicable requirements of this Article may be constructed to a maximum height of six levels, not to exceed 75 feet. At no time however, shall any parking structure be taller than the main structure on the same lot or parcel.
2. Parking reduction options identified in Article XXIV., Section F(2) of this ordinance, shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

## **SECTION J. SPECIAL OFF-STREET LOADING AND SERVICE AREA REQUIREMENTS.**

1. Where the provision of off-street loading and service areas is necessary for the uses permitted within the (CC) Corporate Commercial District, such areas shall be provided in accordance with Article XXIV. of this ordinance, except as otherwise provided herein.
  - a. Loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities shall not be located within the designated front yard of any structure; nor shall such facilities face directly upon any arterial thoroughfare, as designated on the Carrollton Transportation Plan, when located within 200 feet of any arterial thoroughfare, unless such facilities are screened in accordance with Section K(1)(b) below.
  - b. All loading areas, freight docks, truck berths or truck parking areas, vehicle repair, service, wash and maintenance bays, garages or garage doors, or any other similar facilities located within 200 feet of any freeway, freeway frontage road, or arterial thoroughfare, and which face less than 45 degrees from such street, shall be screened from the view of the street by a solid, opaque wall or fence of not less than six feet in height, measured at the highest finished grade, constructed in accordance with the standards prescribed by the City of Carrollton. However, if the combination of landscaping and berming provided in the landscape setback provides screening which is similar to the screening that would be provided by the solid opaque masonry wall, the screening wall may not be required.  
Otherwise, the location, setbacks, and screening requirements for such facilities shall be in accordance with Article XXIV. of this ordinance.
  - c. Service areas provided incidental to a gasoline service station shall be exempted from the siting criteria established in Section K(1)(a) and the screening criteria established in Section K(1)(b).

## **SECTION K. MISCELLANEOUS REQUIREMENTS.**

### **1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:**

All business operations and activities within the (CC) Corporate Commercial District shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in this district, except for:

- a. Off-street parking or loading; drive-in or drive-through window at a financial institution, prescription pharmacy, or dry cleaning establishment; material recycling collection bin; outdoor dining in conjunction with a restaurant;
- b. Or fitness and recreational sports center related activities and equipment provided that any such outdoor activity allowable by Section H(1)(b) is screened by a decorative wall or fence 4 to 8 feet in height.

### **2. UTILITIES:**

All utilities located within 200 feet of the front property line which will serve any lot or parcel within the (CC) Corporate Commercial District, shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, located within the (CC) Corporate Commercial District, provided that such transmission or feeder lines be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost for overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

### **3. SATELLITE TELEVISION RECEPTION DISHES:**

Satellite television reception dishes located within the (CC) Corporate Commercial District shall not be located in front of the main structure or the front building line and shall not be erected closer than three feet to any rear or side property line. Ground-mounted satellite television reception dishes shall be screened in accordance with Article XXV. of this ordinance.

When the site upon which a ground mounted satellite television reception dish is located adjacent to any residentially zoned property, the maximum overall height of the dish at any position, shall be as follows:

- a. Not to exceed 10 feet when located closer than 25 feet to any residentially zoned property;
- b. Not to exceed 25 feet when located between 25 and 65 feet from any residentially zoned property;
- c. Not to exceed 40 feet when located between 65 and 100 feet from any residentially zoned property;

- d. Not to exceed 50 feet when located between 100 and 150 feet from any residentially zoned property;
- e. Not to exceed 75 feet when located in excess of 150 feet from any residentially zoned property.

No lettering, logo, or any form of advertising or other writing shall appear on the face or back of any dish, except the name of the manufacturer, distributor, or seller of such dish, provided that such lettering does not exceed two inches in height.

#### 4. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (CC) Corporate Commercial District in accordance with Article XXV. of this ordinance, except as otherwise provided herein.

- a. All landscape plans developed for property zoned to the (CC) Corporate Commercial District, shall be developed by a landscape authority, as defined herein. The plans shall be developed in accordance with Article XXV., Section B(3) of this ordinance. (*Ord. No. 3943, 01/14/20*)
- b. Landscape Setback:
  - i. A 50 foot landscape setback, coincident with the applicable front, side, and/or rear setback, shall be provided adjacent to all streets and street easements in the (CC) Corporate Commercial District. Landscaping within the setback shall be installed by the developer in accordance with the provisions of this Article.
  - ii. Trees shall be provided within the landscape setback at a minimum ratio of 25 trees per acre of landscape setback.
    - a) Trees shall be of at least three inches in trunk diameter at the time of planting, measured 12 inches above grade, and shall be maintained in a living and growing condition; and
    - b) Trees shall be planted at intervals of not greater than 40 feet, measured on center; and
    - c) At least three-fourths of the tree dripline area must be in permeable area.
  - iii. Existing trees of not less than three inches in trunk diameter, measured 12 inches above grade, may be utilized to satisfy the requirements of subsection (4)(b)(2) above, provided that:
    - a) Such trees shall be located in accordance with subsections (4)(b)(2)(B) and (4)(b)(2)(C) above; and
    - b) There shall be no damaging changes in the original grade of the dripline area of such existing trees.
  - iv. Landscaped earthen berms shall be provided within the landscape setback. The berms shall be constructed to a minimum height of three feet and a maximum height of six feet. Side slopes of such berms shall have a minimum of three feet of horizontal distance for each one foot of height.
  - v. No site improvements other than landscaping shall be installed in the landscape setback except for:



- a) Structures below and covered by the ground;
  - b) Steps, crossing driveways, curbing, sidewalks, pedestrian plazas, benches and related hardscape;
  - c) Planter and retaining walls (other than screening walls);
  - d) Underground utilities and related utility equipment to the extent such is required by utility companies and is screened as required; and
  - e) Signage as allowed per the Sign Ordinance of the City of Carrollton.
- c. Any outdoor parking lot that contains 15 or more parking spaces shall have not less than five percent of the interior of such lot landscaped in accordance with Article XXV., Section B(7)(e) of this ordinance. This landscaped area may be counted towards the on-site required landscaping.
- d. Alternative landscaping options identified in Article XXV., Section B(2)(b) and Section B(5) of this ordinance shall not be applicable for any property zoned to the (CC) Corporate Commercial District.

5. PUBLIC FACILITIES.

- a. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.

- i. Civil Defense, Fire, or Police Station;
- ii. Telephone Exchange Station;
- iii. Electricity Regulating Substation;
- iv. Public Recreation or Community Center, Athletic or Recreation Facility.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	Yes

- b. Sites for the public facilities listed below shall be developed in accordance with this Article, except as otherwise provided herein.

- i. Radio Broadcasting or Communications Tower;
- ii. Telephone Relay Tower;
- iii. Natural Gas Pressure Control Station;
- iv. Water or Sewage Pressure Control Station;
- v. Water Storage;
- vi. Public Park.

Minimum lot area (Square feet)	Minimum lot depth	Minimum lot width	Berms required in landscape setback
20,000	125'	125'	No

6. ACCESSORY STRUCTURES (*Ord. No. 3144, 06/05/07*)

- a. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.
- b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:

- i. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.
- ii. Churches: A maximum of one accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)
  - a) This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.
  - b) Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.
  - c) Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.
  - d) Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section N, Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings 240 square feet or greater shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot.
  - e) Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.



**SECTION L. HEIGHT AND AREA REGULATIONS.**  
**(STRUCTURES UP TO 37’)**

	Note: Area designations shall be determined by the height of the structure.			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	17'	25'	37'
3.	Maximum floor area ratio (FAR)	0.65:1	1.3:1	2:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area (As a percentage of total lot area)	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'

11.	Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property	50'	65'	65'
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.			
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton. (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	50'	65'	65'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	50'	130'	130'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	0'	0'	15'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		

**SECTION M. HEIGHT AND AREA REGULATIONS.**  
**(STRUCTURES UP TO 75’)**

	Note: Area designations shall be determined by the height of the structure.			
1.	Minimum lot area (square feet)	40,000	40,000	40,000
2.	Maximum height of structure	50'	63'	75'
3.	Maximum floor area ratio (FAR)	2.6:1	3.25:1	4:1
4.	Maximum building coverage (As a percentage of total lot area)	65%	65%	65%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, concrete masonry units (except smooth face) or pre-cast concrete panels (except unpainted) unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) <i>(Ord. No. 2572, 11-04-00)</i>	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7.	Minimum amount of landscaped area (As a percentage of total lot area) <i>(Ord. No.3943, 01/14/2020)</i>	(Reference Section L(4) and See Article XXV. of this ordinance)		
8.	Minimum lot frontage on a public street (Measured at the front building line)	150'	150'	150'
9.	Minimum lot depth (length of side lot lines)	100'	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	50'	50'	50'



11.	Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)			
	a. Abutting (SF) single-family zoned property	100'	150'	150'
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.			
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	200'	250'	250'
	Minimum width of side setback (continued)			
	b. Abutting any type of street	50'	50'	50'
	c. All other side setbacks shall be in accordance with the building codes of the City of Carrollton. (In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton Fire Code shall apply)			
12.	Minimum depth of rear setback (Measured from rear property line to any structure)			
	a. Abutting (SF) single-family zoned property			
	i. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	100'	150'	65'
	ii. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of an exterior wall, per floor above the first floor.	200'	250'	250'
	b. Abutting property zoned other than (SF) single-family	50'	50'	50'
	c. Abutting any type of street (In the event a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	50'	50'	50'
13.	Minimum distance between structures on the same lot or parcel	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14.	Minimum required off-street parking spaces	(Reference Article XXIV. of this ordinance)		



# 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:** 27.

**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.