

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
OCTOBER 14, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, October 14, 2025 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

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

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions. Consent Item No. 18 has a typo to be corrected so it will be considered for approval as amended.

Items Nos. 4 and 5 followed.

- 2.** Council convened into Executive Session at 9:05 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 551.074** to discuss personnel matters
 - Board and Commission Appointments
 - **Section 551.076** to discuss security matters.
- 3.** Council reconvened in Open Session at approximately 11:15 p.m. to consider action, if any, on matters discussed in the Executive Session. No action was taken.

*****WORKSESSION*****

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

Environmental Services Director Cory Heiple advised that staff is proposing several updates to the current animal services ordinance. He noted that there are State driven updates that would be included in the ordinance amendment in addition to staff's proposed changes. He added that some of the discussion would be in response to public driven concerns.

Mr. Heiple reviewed the current ordinance regarding animals in the city and public nuisance animals which addresses insufficient enclosures and citations issued. Staff is proposing more stringent

consequences for animal owners who have repeated at-large violations in a 12-month period that would result in a court hearing. Other cities have similar ordinances. Proposed redemption requirements include rabies vaccinations, city registrations, microchipping, and sterilization after the 3rd at-large offense within one year.

Mr. Heiple advised that the public driven updates include penalties for dog waste not being removed. All cities require this however the proposal is to require dog owners to have waste bags on their person when off their own property.

Urban beekeeping is another public driven proposal that includes requiring a permit for beekeeping, requirement for water being provided, and a limit on the number of hives and locations. He added that these proposed guidelines for beekeeping align with the Texas AgriLife Best Practices in Urban Environments.

Another public driven concern is regarding establishments selling dogs and cats. Mr. Heiple advised that several bills have been filed in the State legislature, however none have passed. He stated that some options related to this could include prohibiting new establishments, prohibiting new and existing establishments, requiring a permit or special use permit, or making no changes at all for these establishments.

After discussion, Mayor Babick reminded Council that this matter will come back to them for further discussion in the future.

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

Jonathan Wheat, Director of Engineering, provided some background on Quiet Zones currently in place in Carrollton. The Downtown residents would like to add Quiet Zones for 10 railroad crossings. Mr. Wheat said that the design for adding another Quiet Zone began in August 2024 and it is estimated to cost \$2.8M to \$3.4M to implement.

Mr. Wheat presented a map of the Downtown area that currently includes non-traversable medians on two-way streets causing an issue for drivers to turn left to access businesses. He said that four of the railroad crossings have two-way traffic, two on Main Street and two on 4th Street. He noted that the Downtown Master Plan does not identify the need for one-way streets which leaves that decision to the city's discretion. Mr. Wheat stated that while a plan for making Main and 4th one-way streets is not complete, it could improve walkability and improve on-street parking. He reviewed a map reflecting the directions traffic would flow around the Downtown area if the one-way streets are implemented.

Mr. Wheat requested guidance from Council regarding:

Option 1: Main Street and 4th Street would remain two-way

Option 2: Main Street would be one-way westbound and 4th Street would be one-way eastbound. This option would reduce construction cost for the Downtown improvements by approximately \$550,000.

Mayor Babick inquired what the timeline might be for completion of the roadways Downtown. Mr. Wheat responded that while the design is not completed, it is anticipated construction would be finished

in 2028 or 2029. That timeline will also be dependent on possible funding from the NCTCOG. Mayor Babick also asked whether the Historic Downtown Carrollton Association has been consulted on the one-way street proposal. Mr. Wheat responded not yet.

Discussion followed. Concerns with the one-way street proposal were raised and it was suggested that more input from the Downtown Association be solicited. Additionally, a traffic study will be conducted and this will be brought back to Council in the future.

At 7:00p.m. and following Item 5, the Worksession was adjourned to convene the Regular Meeting.

Item No. 6 followed the conclusion of the Regular Meeting.

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

Planning Manager Loren Shapiro reviewed the city's current standards in regard to short-term rentals. He also provided maps reflecting Child Safety Zones and the locations of short-term rentals currently permitted. He noted that at present and beginning in May 2025, the city has prohibited the permitting of short-term rentals pending further information.

Mr. Shapiro provided a chart reflecting how other cities are regulating STRs that varies according to density, buffering area between STRs, limitations on the number of STRs allowed, etc.

Brief discussion followed.

Mayor Babick advised that the Executive Session would be convened at this time.

Item 7 followed the conclusion of the Executive Session.

7. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

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

Mayor Babick called the Regular meeting to order at 7:05 p.m.

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.

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

CONSENT AGENDA

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

Deputy Mayor Pro Tem Palomo moved to approve Consent Agenda Items 9-23, with No. 18 as amended; second by Mayor Pro Tem Axberg. The motion was approved with a unanimous 7-0 vote.

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.

Loren Shapiro, Planning Manager, advised this item is a request to revise Planned Development 39 where the Emerson Senior Living facility is located. He provided a location/zoning map and explained that the applicant is requesting to redevelop the site with a building having three stories and adding separate, single-story villas. The three-story building will include garages and other parking spaces on the lower level. A conceptual landscape plan was provided. Mr. Shapiro added that there is other multi-family living in the area, and across Old Denton Road there is single-family residential. He stated that staff is recommending approval.

Councilmember Carpenter confirmed with Mr. Shapiro that there is no change in density from what exists on the site currently.

Mayor Babick asked if the applicant is present and would like to speak.

Victoria Morris with Jackson Walker, 2323 Ross Avenue #600, Dallas, explained the redevelopment plan, and noted there will be an increase in open space and landscaping along with new amenities. Barry Metcalf, Aspen Senior Living, 505 Pecan Street #202 Fort Worth, stated he is a real estate developer for this property. He stated there are 11 acres at this site with only 6 acres being developable. He stated that there will be 94 apartments and 32 villas. Renderings of the development along the main entrance were provided. He provided a line of sight visual that depicted the site line for the residential properties across Old Denton Road, adding there is no additional impact for those residents. The increase in property value was provided.

Mayor Babick opened the public hearing. The following individuals were opposed to this item being approved.

Speakers- Opposed	Cards Submitted-Not Speaking- Opposed
Wanda Vollenweider	Rafael Ferrer, Jr.
Lisa Nielson	James Reynolds
Greg Nielson	Sherry Fields
Robert McGowan, Sr.	Gene Bruscato
Robert McGowan, Jr.	Sarah Reynolds
Janet Moore	Judy Franz
Jeff Gribble	Ursula Wooten
Steve Berryman	Blake Taylor
Dawn Neathawk	Mary Stuart
Jung Kim	Emily Ellis

Christine Camp	Aisac Ellis
Judy Thurman	Jennifer Blanton
Regina Ferree	S.A Grice
	Helen Marie Wilson
	Rosemary Jones
	Carol Rosa
	Marianna Oktanski
	Vicki Chang
	Linda Brown
	David Munden
	Berry Metcalf

As owner of the property, Barry Potts, spoke in favor of the project. He stated that attempts to sell the property previously did not materialize and as it stands, it is not financially viable.

Mayor Babick closed the public hearing.

Councilmember Carpenter asked Mr. Shapiro what options the owner has. Mr. Shapiro stated they can keep it as it is or tear it down and rebuild. Councilmember Carpenter stated it is land use matter.

Mayor Pro Tem Axberg inquired whether any infrastructure plans were submitted. Mr. Shapiro advised no that this is just for a land use decision. He confirmed that the density will remain as it is currently.

Councilmember Cline stated that this is a private property matter, other than the land use issue Council is considering.

Councilmember Fleming inquired whether there were any impact studies regarding the addition of a third story. Mr. Shapiro responded that no other information was required to be submitted for the zoning issue. Councilmember Fleming advised that he would vote against this item.

Deputy Mayor Pro Tem Palomo asked what the timeframe is for redevelopment. The applicant, Victoria Morris, responded that this is the first step so there is no timeframe yet. Deputy Mayor Pro Tem Palomo advised she will vote against this item.

Councilmember Watters stated that the Council is limited on what they can do regarding the residents' concerns, adding that it is a land use matter.

Several Council members expressed empathy for those who may be impacted if the redevelopment occurs.

Mayor Pro Tem Axberg moved to approve Item 24; second by Councilmember Carpenter. The motion passed with a vote of 5-2 with Councilmember Fleming and Deputy Mayor Pro Tem Palomo voting in opposition.

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.

Loren Shapiro, Planning Manager, presented this item. He advised the request is to construct new carports over 77 existing parking spaces as submitted on a new concept plan. No other changes were requested. Staff is recommending approval.

Mayor Babick asked if the applicant is present and would like to speak.

Frank English representing the property owner of Avenida Carrollton spoke. He explained the need for the carports and explained the locations for the carports on the concept plan. He said that the first phase of the project is for 35 carport spaces.

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

Mayor Pro Tem Axberg moved to approve; Councilmember Cline seconded the motion. Motion was approved unanimously with a vote of 7-0.

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.

Loren Shapiro, Planning Manager, stated this item is to modify the corporate commercial zoning district. He reviewed that the district is primarily on the northern side of the city and it was anticipated that this would become a corporate office park. The district was established in 1993. Since then, it developed as single-family with little in the way of non-residential. Mr. Shapiro explained that the market has dictated that a more retail oriented development is in demand. He provided a map reflecting the area. Staff has initiated this proposed modification to eliminate “accessory conditional uses” from Article 5 Use of Land and Structures. The goal is to simplify the chart by removing sections related to “corporate commercial”. The modification will also permit outdoor dining/patio uses.

Mr. Shapiro stated that there are two other modifications for consideration: 1) remove temporary on-site construction / hiring office in Light Industrial [duplication]; and 2) remove the term “or structure” as it applies to “building coverage” as it is not needed.

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

Councilmember Carpenter moved to approve Item 26; Deputy Mayor Pro Tem Palomo seconded the motion. Motion passed unanimously 7-0.

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.**

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Mayor Babick opened the public forum.

Cissy Sylo: She expressed her appreciation to Council and city staff for their service.

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

The Regular Meeting adjourned at 8:41 p.m. The Worksession was reconvened with Item 6.

ADJOURNMENT - Mayor Babick adjourned the meeting at approximately 9:00 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor