

**CARROLLTON CITY COUNCIL
TELEPHONIC MEETING AND WORKSESSION
MARCH 2, 2021**

The City Council of the City of Carrollton, Texas convened in a Telephonic Meeting and Worksession on Tuesday, March 2, 2021 at 5:30 pm with the following members present; Mayor Kevin Falconer, Mayor Pro Tem Steve Babick, Deputy Mayor Pro Tem Pat Cochran, Councilmembers John Sutter (*joined at 6:30 pm*), Glen Blanscet, Young Sung, Andrew Palacios and Adam Polter (*joined at 5:39*). Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Bob Scott and Chrystal Davis, City Attorney Meredith Ladd and City Secretary/Admin Services Director Laurie Wilson.

5:30 P.M. – COUNCIL CHAMBERS

*****PRE-MEETING*****

Mayor Falconer called the meeting to order at 5:33 pm.

1. Receive information and discuss Agenda.

*****WORKSESSION*****

4. Receive An Update On The DART Silver Line Commuter Rail Project.

Transportation/Engineering Manager Tom Hammons provided an extensive overview of the 26 mile corridor project that extends from the DFW Airport through Downtown Carrollton ending at Shiloh Road in the City of Plano. The Silver Line will use a commuter rail car that is similar to the DCTA A-Train that runs from the Trinity Mills Station north to Denton and is different from the light rail car used on the Green Line. He provided facts and figures about the Silver Line as provided by DART. He stated that the Downtown Carrollton station will be a hub for the region that will have transit and pedestrian connections. He advised that once the rail is constructed, NCTCOG would assist Carrollton and DART with the construction of a hike and bike trail that will parallel the Silver Line and provide a connection to the Green Trail in Carrollton. Future plans include the DCTA A-Train to extend to Downtown Carrollton and to initiate rail service on the BNSF line to extend from Irving to Frisco. He explained that for the Silver Line, DART has contracted with a team of designers and contractors that are doing design and build simultaneously. He talked about the positive and negative aspects of the Design Build Construction and talked about the project schedule. With regard to the Downtown Carrollton Station, DART has made the following commitments:

- Higher speed elevators
- Additional stairwell
- Station designed to accommodate future climate controlled building
- Plans will not preclude future Grapevine Historic Railroad

Hammons explained that the Silver Line plans offer a grade separation at Josey Lane. He used pictures to talk about the reason for the structural through beam and to explain that the aesthetic enhancements would cost approximately \$2M; the funding source to be determined. DART is finalizing their work on the upgraded option. Mayor Falconer believed that the enhanced look could be achieved and stated discussions are occurring so that Carrollton doesn't have to absorb the entire amount. He felt that the cost would be worthwhile because of the longevity of the bridge in the heart of Carrollton. He underscored that the topic would be brought back to Council for consideration.

Mayor Pro Tem Babick asked about the trail on the bridge and Hammons replied that there are a lot of issues on the section of the rail with the trail and DART asked Carrollton to allow them to use a section of the Green Trail as part of the Silver Line Trail. Mayor Falconer felt the trail would expose a lot of good things about Carrollton to Metroplex residents. Hammons agreed that Josey Lane is one of the most heavily travelled streets in Carrollton with comparable streets being Hebron Parkway and Belt Line Road. Mayor Pro Tem Babick spoke in agreement with Mayor Falconer with regard to amortizing the costs of the enhancement and likened it to the Blue Bridge that connects Carrollton to Addison as a hallmark feature.

With regard to the BNSF Overpass, Hammons stated that the heavily used BNSF freight rail line will remain at-grade and will have a large volume of passenger commuter rail traffic that will cross the line. The commuter rail will have to go over the BNSF line. He stated that the bottom of the bridge will be 23ft high where it crosses the BNSF. Deputy Mayor Pro Tem Cochran stated there hasn't been sound mitigation studies conducted in some time. She hoped the results of a study would be shared with the neighborhood. She stated that the neighborhood is accustomed to the train but are concerned about sound changes with the overhead bridge. Mayor Falconer stated that from a visual standpoint, the area would look much like the elevated Green Line. Hammons confirmed that it would be standard concrete beam bridge.

Councilmember Palacios thanked Deputy Mayor Pro Tem Cochran for bringing forward the sound concern and stated he was very excited about the project.

Hammons confirmed that the area would be a Quiet Zone. He also stated that the two walls that are part of DART's plan are Betterment walls that are at ground level. David Erlicker stated the betterment wall would be 40ft from the house on Erie Street and the bridge would be 30 ft behind the wall, 35ft in the air. He added that there are trees and vegetation on both of the properties, Erie and Clint; some will be removed to build the bridge structure. He stated that the property owners are aware that DART will be removing trees to build the wall and he added it was the owners' preference. He stated that at Clint Street, there is approximately 120 ft from the property line to where the wall will be started; approximately 70ft behind the wall is the distance to the bridge that will be built that will be 35ft in the air. Mayor Falconer noted that the 15ft Betterment walls are not required sound walls. He asked if the Study considered that there would be an elevated structure. Mr. Erlicker stated that they had planned for an elevated structure during the Study that found there was no severe or moderate noise impact which is why the two properties did not qualify for sound mitigation. He confirmed that despite the fact that the Silver Line would be elevated, the Sound Study found that it didn't meet the threshold to require noise mitigation. DART Board member Doug Hrbacek stated that neighborhood meetings have been held several times beginning in 2005 about the need for the elevated line. He added that now that the line is under construction, updates are provided quarterly. Hammons stated that any changes would be tweaks; not major changes.

Hammons stated that a pedestrian / bike trail is planned to parallel the Silver Line Rail that will cover the entire length of the corridor; however construction of the trail will occur after the rail line is completed. The design will be completed in conjunction with the rail line. He stated that part of the Green Trail will be integrated with the Silver Trail and staff is amenable to the plan. He stated it would function well as part of the regional trail. He advised there would need to be a new portion of trail that will connect between the Green Trail and the Silver Line at Kelly. He also discussed a proposal for new trail route through McInnish Park; use a crossing at Sandy Lake Road to connect to trail work being done in Coppell. He reiterated that the trail construction would take place after there is revenue service on the Silver Line; approximately Y2023. Mayor Falconer noted that some areas of the trail will be constructed while the rail line is constructed, but the full Trail won't be happen until 2023.

Councilmember Polter asked if there was an estimation of how long it would take to complete construction of the trail once it is started. Hammons stated that it would depend if the trail is constructed in segments or all at once but it would probably take less than two years. Mayor Falconer stated that there is significant support for the Trail by the NCTCOG and the RTC (Regional Transportation Council). Hammons stated that staff would work with NCTCOG to expedite the project as much as possible.

With regard to Sound Walls (required noise mitigation) and Betterment Walls (enhancement walls), Hammons explained that DART set aside money for each City to use for Betterment Walls. The difference in the wall is strictly how it is funded. He described the bush hammer wall that will be seen from the train; interior wall. The exterior wall finishes will be bush hammer, rolled ashlar or rolled brick. He stated that the default option is the bush hammer finish with a tan color which will match the interior (track side) walls. Mayor Falconer voiced a concern about walls not having a cohesive or complimentary aesthetic. Mayor Pro Tem Babick agreed that a patchwork of designs through the City probably isn't in the City's best interest long term. He stated it was important to get input from the residents and suggested that DART should take that input and work with Council to determine the design of the wall. Mayor Falconer advised that DART has already said they would construct the option determined by Council. Comments were voiced by remaining Councilmembers in agreement with the Council determining the design to promote consistency throughout the City and there was consensus that it be bush hammer tan.

With regard to the Switchyard Apartments, Hammons advised that staff recommends that a 4ft steel fence be built rather than a 15ft wall and a consensus was reached in favor as recommended.

With regard to landscaping, Hammons advised that there is a pipeline in areas along the line that would not allow for trees but would allow for shrubs. Mr. Erlicker stated he received the maps on the Explorer Pipeline and he will report any constraints back to Tom Hammons. He confirmed that DART would be allowed to install planting beds with shrubs under 4ft tall as long as it is not directly over the pipeline.

Mayor Falconer called an emergency IT break at 7:31pm and reconvened the Worksession at 7:46pm.

Hammons stated that staff would return to Council with DART's proposal with regard to landscaping.

Councilmember Polter asked how the stations were selected for the Silver Line. Mr. Erlicker stated that a simplified explanation is that with commuter rail or regional rail, the rider is traveling longer distances, trying to keep the end to end travel time down, so you need fewer stops with greater distances between stations. Mr. Hrbacek stated that it is really important to get people across the corridor in an efficient manner. However, that would not keep DART from adding another station after the service opens such as was done with Hidden Ridge on the Orange Line.

There being no other discussion, Mayor Falconer thanked the DART officials and staff for their input.

6. Discuss Winter Storm Response Employee Recognition.

City Manager Erin Rinehart stated the week was very difficult for everyone involved and it was truly a community effort watching people come together; neighbors helping neighbors. She stated the employees rose to the occasion as they seem to do every time and this event was no different. She

expressed her thanks to the employees and to the City Council who set the example throughout the whole experience.

Mayor Falconer also acknowledged individual thanks given by Council members to staff and he voiced his deep appreciation for the staff and those who continue to go above and beyond. He specifically recognized Heather Smith, Parks Department, for her management in providing a warming shelter and he presented her with a Key to the City. Ms. Smith recognized Katie Bower and Meagan Gordon as being integral in making the shelter a success.

Strategic Services Director Krystle Boise reviewed high level statistics that reflected how staff went above and beyond and she talked about a recognition package for the stand-out employees who responded during the event. She underscored that as City employees were responding to the storm, their families were also making sacrifices and showcasing their dedication to the Carrollton community. She stated that only the employees who participated in the storm response will receive the proposed recognition package.

Public Service Recognition Week – May 3-7, 2021

- Event specific challenge coin
- Floating holiday
- Optional Dallas CityPass for employee and family
 - Unlimited admission to (4) attractions for 30 days after day of purchase

Mayor Falconer stated it is good to have some physical representation of Council's recognition of a job well done.

Mayor Falconer recessed the Worksession at 7:58 pm to convene in Regular Meeting.

REGULAR MEETING 7:00 PM

Mayor Falconer convened the Regular Meeting at 8:10 pm.

INVOCATION – Councilmember Glen Blanscet

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Steve Babick

PUBLIC COMMENT

7. Hearing of any citizen/visitor on items listed on the regular meeting agenda. Citizens wishing to address the Council regarding items not on the posted agenda will be called to speak during the Public Forum.

Citizens/visitors wanting to speak should join through Zoom by visiting:

<https://us02web.zoom.us/j/81150531251?pwd=b0pBRnFKY0lmaUl2VlM2ZnliMUJ2Zz09>. Passcode: 291097.

Or join by phone: +1-346-248-7799. Webinar ID: 811 5053 1251, Passcode: 291097. 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 address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed.

There were no speakers.

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 Falconer reminded Council that Item 28 was pulled for individual consideration.

Councilmember Palacios moved approval of Consent Agenda Items 10-27 and 29-31, with Items 24 and 25 having revised documentation, second by Councilmember Blanscet. The motion was approved with a unanimous 7-0 vote.

MINUTES

***10. Consider Approval Of The February 2, 2021 Regular Meeting Minutes.**

BIDS & PURCHASES

***11. Consider Approval Of The Purchase Of An Enterprise Class Backup And Recovery Application For Disaster Recovery And Continuity Of Operations For the Information Technology Department Through A Texas DIR TSO-4288 Cooperative Agreement With Rubrik In An Amount Not To Exceed \$284,957.28.**

***12. Consider Approval Of The Purchase Of An Enterprise Class Hyper Converged Server Infrastructure Refresh To Accommodate Current And Future Needs Through A Texas DIR TSO-4288 Cooperative Agreement With Nutanix In An Amount Not To Exceed \$778,656.98.**

***13. Consider Approval To Purchase EMS Supplies For The Fire Department From Bound Tree Medical, LLC, Using An Inter-Local Agreement With The City Of Midlothian In An Amount Not To Exceed \$242,460.00 Annually.**

***14. Consider Approval For Pavement Marking Project For Public Works From Road Master Striping In An Amount Not To Exceed \$200,000.00 Through An Interlocal Agreement With The City Of Allen.**

***15. Consider Approval Of The Purchase Of Two (2) Husqvarna FS 5000 Concrete Saws From ASCO Through An Inter-Local Agreement With Buy Board Purchasing Cooperative In An Amount Not To Exceed \$65,000.00.**

***16. Consider Approval Of The Purchase Of Two (2) Chevrolet Colorados From Lake Country Chevrolet Through An Inter-Local Agreement With TIPS Purchasing Cooperative In An Amount Not To Exceed \$47,965.00.**

***17. Consider Approval Of The Purchase Of One (1) Caterpillar 953K Track Loader From Holt Caterpillar Through An Inter-Local Agreement With Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$239,637.00.**

***18. Consider Approval Of The Purchase Of One (1) Bobcat MT-100 Mini Track Loader With Accessories From Bobcat Through An Inter-Local Agreement With BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$37,910.19.**

***19. Consider Approval Of The Purchase Of Four (4) Vehicles From Sam Pack Five Star Ford Through An Inter-Local Agreement With BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$161,951.10.**

***20. Consider Authorizing The City Manager To Approve A Contract With 3D Paving And Contracting, LLC For The A.W. Perry NOTICE Street Reconstruction Project In An Amount Not To Exceed \$1,836,847.45.**

***21. Consider Ratification Of Emergency Repairs By S.J. Lewis, Inc. To The Luna Road Water Transmission Line In An Amount Not To Exceed \$274,235.35.**

ORDINANCE

***22. Consider An Ordinance Authorizing The City Manager To Amend The Operating And Capital Budget For The Fiscal Year October 1, 2020 Through September 30, 2021.**

RESOLUTIONS

***23. Consider A Resolution Authorizing The City Manager To Enter Into Single-Family Rehabilitation Grant Incentive Agreements On Five Eligible Properties Located Within Neighborhood Empowerment Zones, In A Total Grant Amount Not To Exceed \$16,390.64.**

***24. Consider A Resolution Authorizing The City Manager To Enter Into A Community Development Block Grant CARES Act Funding (CDBG-CV) Subrecipient Agreement With Woven Health Clinic For Services To Be Provided To Low-And-Moderate-Income Carrollton Citizens, In An Amount Not To Exceed \$724,981.50.**

***25. Consider A Resolution Authorizing The City Manager To Enter Into A Community Development Block Grant CARES Act Funding (CDBG-CV) Subrecipient Agreement With Metrocrest Services For Services To Be Provided To Low-And-Moderate-Income Carrollton Citizens, In An Amount Not To Exceed \$527,768.50.**

***26. Consider A Resolution Adopting Collin County Elections Department's Voting System For Use In The City Of Carrollton's Municipal Elections.**

***27. Consider A Resolution Appointing A Member To The Neighborhood Advisory Commission.**

~~***28. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With TJW And Associates, LLC., Pat Malone, Lynne M. Hosid, Terry J. Wright, And James Richard Fleming For The Renovation Of The Building Façades Located At 1105, 1107, and 1109 South Broadway In An Amount Not To Exceed \$213,071.00.**~~

***29. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Walter P. Moore & Associates, Inc. For Design Of The Carrollton Heights NOTICE Street Reconstruction Project In An Amount Not To Exceed \$1,170,610.00.**

***30. Consider A Resolution Authorizing The City Manager To Approve A One Year Contract With A Three Year Option To Renew With PFM Financial Advisors LLC For Financial Advisory Services In An Amount Not To Exceed \$60,000 Annually.**

***31. Consider A Resolution Temporarily Suspending The Collection Of Certain Permit Fees Set Forth In Chapter 31, The Comprehensive Fee Schedule, Section B, Building Inspections, Effective March 3, 2021 through June 11, 2021.**

ITEMS REMOVED FROM CONSENT AGENDA FOR INDIVIDUAL CONSIDERATION

***28. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With TJW And Associates, LLC., Pat Malone, Lynne M. Hosid, Terry J. Wright, And James Richard Fleming For The Renovation Of The Building Façades Located At 1105, 1107, and 1109 South Broadway In An Amount Not To Exceed \$213,071.00.**

Councilmember Polter asked, with regard to the discussion pertaining to right of way, who would be responsible for maintaining those structures such as the awnings. City Attorney Meredith Ladd stated that the agreement includes a provision that the owner would be responsible for maintenance. Councilmember Polter voiced his objection mainly because of the percentage that the City is paying being more than it normally provides and because it would benefit a former City Council member.

Deputy Mayor Pro Tem Cochran moved approval of Item 28 to move forward with the future of Carrollton Downtown; second by Mayor Pro Tem Babick.

Mayor Pro Tem Babick referred to the Worksession discussion noting the safety hazard of the awnings, the economic development stimulus and investment in Downtown, and the return on investment in the Downtown area. He stated the project has taken years to come to fruition and was the type of thing the Council should be considering. He stated he was in favor of the agreement.

Councilmember Palacios felt it would maintain the character of Downtown Carrollton. He stated he was in favor of the item because of the input, collaboration and because of the immediate action that can be made as expressed by Mayor Pro Tem Babick.

Councilmember Blanscet acknowledged the comments by Councilmember Polter with regard to the percentage and he stated Council has paid a higher percentage in the Downtown area. He stated he was in favor of proceeding.

Councilmember Sung asked about legal liability. Ladd responded that the area would no longer be attached to the sidewalk so the owner of the property to which the awning is attached will be responsible for liability and maintenance. Mayor Falconer stated that the project will help to take the liability out of the grey area that currently exists. Ladd stated that it is her opinion that by removing the existing structure which is questionable who actually owns it; the removal and the new structure that is being built is not something that would be imputed to the City and would not be part of City property. Councilmember Sung stated he was in favor.

Councilmember Sutter stated that the TOD Committee took a lot of time with the project and reviewed the things discussed. As part of the TOD Committee, he fully endorsed the project and recommended approval.

The motion was approved with a 6-1 vote, Polter opposed.

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

32. Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit For Automobile or Light Load Truck Sales (Used) With Limited Parking Spaces For Display Of Inventory On An Approximately 220 Square Foot Sub-Lease Space Zoned (LI) Light Industrial District And Located At 1445 MacArthur Drive, Suite 216; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2020-171 RepoPost.com.

Planning Manager Loren Shapiro stated that the use requires a Special Use Permit and explained that the applicant leases a portion of the suite for automobile sales. He stated it is currently a car finding company that has been occupying the suite. He explained that the State regulates the licensing for dealerships and now requires that the Certificate of Occupancy be for a dealership. Although there is an office, the applicant does not plan to have any vehicles stored outdoors. The maximum number of cars that could be displayed would be five.

Councilmember Blanscet noted the reference to six vehicles and Shapiro stated that five is the correct number.

Councilmember Polter referred to the stipulation that there cannot be anything that would look like advertisement and asked if it included writing on the vehicles. Shapiro replied affirmatively and stating that staff wants the space to blend in as a retail space.

Mayor Pro Tem Babick asked if there were any provisions to require a security camera and Shapiro deferred to the applicant.

Sarah Burnett, RepoPost, stated they have been running the dealership for almost 10 years and they do not have inventory on the lot. She stated they are required by the State to have the parking spots but they would not be installing any type of security camera.

Councilmember Sung asked where they store the inventory. Ms. Burnett explained they facilitate the transaction so the buyer picks up the vehicle directly from the seller. She stated they are in an office complex rather than a traditional car sales lot.

Mayor Falconer opened the public hearing; there being no speakers, he closed the public hearing and opened the floor for discussion or a motion.

Councilmember Polter moved approval with stipulations as provided; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.

33. Hold A Public Hearing And Consider An Ordinance Amending The Text Of Various Sections Of The Subdivision Ordinance To Amend, Add Or Delete Content And To Improve The General Organization Of The Amended Sections. Sections To Be Amended Include Article II. Administration, Section A Subdivision Plat Required, To Amend Provisions Related To Altering Or Abandoning City Easements That Are Separate Instruments And Allowing The City Manager Or Designee To Approve Such Alterations Or Abandonments In Lieu Of City Council Approval In Specific Circumstances Wherein The Rights Provided To The City In Such Easements Are Not Substantially Modified Or Diminished, And To Modify Language For Alteration Or Abandonment Of Easements Dedicated By Plat; Article X. Design Standards, Section C. Lots Subsection 4., And Section E. Alleys, Subsection 1., To Remove All References

To The (T) Tri-Plex And (F) Four-Plex Zoning Districts And To Add The Word “Zoning”; Article XI. Construction And Improvements, Section J. Easements, To Amend Provisions Related To Dedication Of Easements To Allow For Water, Sanitary Sewer And Drainage Easements By Separate Instrument When Determined Necessary By The City Manager Or Designee; Article XII. Variances And Waivers, Section A. Variances, To Remove The Word “Temporary” As Related To Sidewalk Waivers; And Article XIII. Definitions To Add A Definition For Conveyance Plat. Case No PLZT 2020-125 2020 Subdivision Ord. Text Amendments.

Planning Manager Loren Shapiro reviewed the Summary of Changes:

1. Update procedures regarding how easements are altered or abandoned, providing the ability of the City Manager or designee to approve modifications
2. Update and remove references to older zoning districts that have been eliminated
3. Provides how easements of city water, sanitary sewer and drainage facilities shall be dedicated
4. Updates and corrects language to sidewalk waivers
5. Adds a definition for conveyance plats

Mayor Falconer opened the floor to speakers; there being no speakers, he closed the public hearing and opened the floor for discussion or a motion.

Councilmember Palacios moved approval of Item 33; second by Councilmember Polter and the motion was approved with a unanimous 7-0 vote.

34. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 1.5-Acre Tract Zoned Planned Development District PD-45 For The (LR-2) Local Retail District And Located At The Northeast Corner Of Trinity Mills Road And Dickerson Parkway (1375 MacArthur Drive) To Rezone To Planned Development District PD-45 For The (MF-18) Multi-Family Residential District To Allow Multi-Family Residential Mixed-Use To Revise Conceptual Plans And To Modify Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2020-153 Landmark Corner.

Planning Manager Loren Shapiro stated the site is located north of the Trinity Mill Transit Center that has a base zoning of Retail and current zoning of PD-45. The proposal is for a 5-story multi-family building with 27 units. The first floor would contain retail, commercial and restaurant uses. The surface parking on the north side next to MacArthur Drive would provide parking for patrons as would the parking underneath the building around the east side. The second floor would house garage parking for the residents. The applicant would provide landscaping around the periphery of the property as well as at the front between the foundation and the exterior along Dickerson. He explained that the rectangular box shown on the Conceptual Landscape Plan would be a retention pond and would include a water fountain feature. He reviewed and described the Conceptual Building Elevations. Staff recommended approval.

Mayor Falconer asked if the retention area would be fenced and Shapiro replied affirmatively.

Councilmember Blanscet referred to Sec 3 of the proposed ordinance and asked if the applicant had the option of underground detention or providing the detention pond. Shapiro replied that the section does read as an option but the plan reflects the retention pond as discussed so the section could be reworded. Councilmember Blanscet asked if the 27 units were condos or apartments and Shapiro replied that he believed they were apartments but would defer to the applicant.

With regard to the retention pond, Mayor Falconer suggested the Council should specify that the retention pond shall be required with the water feature as shown in the drawings.

Councilmember Polter voiced a concern about the sufficiency of parking and the need for spillover parking. Shapiro deferred to the applicant.

Nathan Klemm, representing the applicant, advised that the owner intends the units to be condos for sale. With regard to parking, he stated that the second floor garage parking would be reserved for residents and the intent is to have sufficient surface parking for a restaurant tenant. Councilmember Polter reiterated concern that 1.5 spaces per unit was insufficient and if the resident spill over takes the surface parking, where would other guests and patrons park. Shapiro explained the City's minimum parking requirements. Councilmember Polter asked if there was an opportunity to expand parking on the property if required at a later date. City Attorney Meredith Ladd explained that if the applicant meets the minimum requirement as set forth by Council, then the City cannot require anything more.

Mayor Falconer opened the public hearing; there being no speakers, he closed the public hearing and opened the floor for a motion.

Councilmember Sutter moved approval as requested with the additional stipulation to include a retention pond with a water feature and the detention would be an optional supplement; second by Deputy Mayor Pro Tem Cochran.

Mayor Pro Tem Babick felt the location was appropriate for multi-family and felt the discussion about parking was prudent but agreed about meeting the requirement. He stated he is in favor of the project and felt it would be compliant in terms of height and visibility from the interstate.

The motion was approved with a unanimous 7-0 vote.

35. Hold A Public Hearing And Consider An Ordinance Amending the Zoning On Approximately 20-Acres Zoned Planned Development District 216 (PD-216) For The (SF-TH) Single-Family Townhouse Residential District And Located Along The North And South Sides Of Crosby Road Between Larner Road And South Broadway, And Along The South Side Of Crosby Road Between Fannidella Drive And South Broadway To Amend Planned Development District 216 To Revise Conceptual Plans And Modify Development Regulations; Amending The Official Zoning Map Accordingly. Case No. PLZ 2020-174 Carroll Crest (Zoning).

Shapiro used an aerial map to talk about Downtown Carrollton and surrounding development with regard to the Council's vision for the area. He used a location map to review the history of the subject site. He referred to the approved conceptual site and landscape plan for PD-216 and reviewed the proposed Plan stating that surveys and engineering have occurred since the zoning was approved. Easements were discovered that resulted in the need for some redesign. He reviewed the purpose of amending PD-216 and provided particular points about the primary changes.

Councilmember Blanscet asked about the lot size for the townhomes with the front entry. Shapiro replied that the minimum townhome lot width would be 15.5 ft; the single family will be 40 ft and the live/work units will be 40 ft; the only exception is the applicant would be allowed to have a couple of lots that have a little less depth due to the way the drainage area goes through the middle of the site. Mayor Falconer voiced concern about the 15.5 ft townhome width that includes a garage door. Shapiro stated that the previous approval had no front entry townhomes but with the same width. Discussion was held about the requested change to front entry.

Jared Earney, Kimley Horne, stated the majority of the attached townhomes would be 16ft wide that utilizes a tandem garage with a single garage door. The garage door opening would be 8ft wide with a 9ft wide driveway. He stated that the 15.5ft stated in the current zoning is for the dense-type of development and the 15.5 ft requirements allows for surveyor or builder errors. He stated that spaces would be provided on the public street for the trash bins to be placed. He explained that based on the existing easements and the road geometry, the existing conceptual site plan would not be approved.

Frank Lu, Developer, stated they have successfully built the product in Houston, Austin and the DFW area in Addison and would also be building it in Plano. He felt the proposed site plan provides better parking than the previous design. He stated they could push the unit back by another 10ft or so to allow a car to be parked in the front. He added that the townhomes would be about 1,400 sq ft and they would be able to market the homes for different sizes.

Mayor Falconer asked staff to provide the quantity of each housing type and Shapiro replied as follows:

Current:

140 single family detached; 34 townhomes; 18 live/work

Proposed:

134 single family detached, 52 townhomes and 16 live/work

Mayor Falconer stated that he understands the reasons things changed and stated, with disappointment, that the applicant significantly proposed to increase the number of townhomes, decrease the single family, and proposed front entry on the townhomes. He stated that he doesn't understand the increase in townhomes or why the product is changed from an urban style to a front entry. Mr. Lu explained that the initial site plan was using a dead end alley and the City requires an open end alley. He stated that the second problem is that the front of the homes faces the light rail. A lengthy discussion was held.

In answer to Councilmember Sutter, Shapiro replied that the easements discovered on the west side required changes; the lots had been facing to the Trail on the initial plan but changed due to the easements. He stated his understanding that the Fire Department objected to the dead end alley and it had to do with being able to access all of the units.

Mayor Falconer suggested that the item be tabled until the next meeting to be able to get more definition about what's happening and he requested larger site plans so the Council could better understand the proposed changes. He stated the Council was so enamored with the original plan and is disappointed that the proposal changes the plan.

Ravi Shah, Development Services, reiterated a few comments made previously with regard to the alley and the easement, and suggested that a one month postponement would be appropriate.

Mr. Lu stated he had no problem with the original plan as long as the City is okay with it and suggested no more than a two week delay.

Councilmember Polter moved to table the item until the next Council meeting on March 23; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.

Mayor Falconer opened the public hearing.

Al Overholt, 2216 Ridgewood, suggested the applicant provide pictures of what the final product would be.

Mayor Falconer stated the public hearing will remain open to the next meeting on March 23.

36. Hold A Public Hearing And Consider An Ordinance Adopting Standards Of Care To Administer A Summer Youth Program.

Mayor Falconer announced that the City would be administering a Summer Youth Program again and that it will be an in-person program.

Deputy Mayor Pro Tem Cochran commended the staff for the 2020 program and felt the in-person program is critical for social interaction.

Mayor Falconer opened the public hearing; there being no speakers, he opened the floor for a motion.

Deputy Mayor Pro Tem Cochran moved approval of Item 36; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.

PUBLIC FORUM

37. Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens/visitors wanting to speak should join through Zoom by visiting: <https://us02web.zoom.us/j/81150531251?pwd=b0pBRnFKY0lmaUl2VlM2ZnliMUJ2Zz09>. Passcode: 291097. Or join by phone: +1-346-248-7799. Webinar ID: 811 5053 1251, Passcode: 291097. *Speakers must state their name and address, direct their comments to the presiding officer rather than to individual Council members or staff; speak clearly into their device; Speakers will be allowed 2 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks, stamping of feet, whistles, yells, clapping, 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. In accordance with the State 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.*

Mike Dooling, expressed his appreciation for everything the Council and staff has done, particularly in the last few weeks.

Mayor Falconer adjourned the Regular Meeting at 10:18 pm to reconvene in Worksession.

*****WORKSESSION*****

Mayor Falconer reconvened the Worksession at 10:20 pm.

5. Discuss Multi-Year Budget and Financial Forecast.

Finance Director Diana Vaughn stated that the Multi-year Budget and Financial Forecast were prepared using certain assumptions related to revenue and expenditure growth, including the projected effects of planned program additions. The General Fund, Utility Operating Fund and Administrative Fund are included in this forecast. Items of uncertainty include the impacts of the Corona virus pandemic, sales tax rule changes, and the volatile market for debt issuance. She advised that the proposed budget would be submitted by July 31, 2021.

General Fund

- FY 2021 – surplus from recurring \$466,785 (.4 of 1%) due to better than anticipated Dallas County property tax revenues partially offset by COVID-19 related decreases in revenues.
- FY 2021 budget was designed to draw down excess fund balance anticipated for 2020
- By FY 2026 there is a small projected deficit on a recurring basis

Utility Fund

- Rate increases needed:
 - 2.82% in FY 2022
 - 4.98% in FY 2023
 - 0.40% in FY 2024
 - 1.42% in FY 2025
 - 0.92% in FY 2026
- Extreme weather outside of historic averages would impact these projections

Vaughn reviewed the General Fund and Utility Fund key assumptions as well as the estimated cost of Municipal Services per household and the per capita assessed value as compared to comparable Metroplex cities. Lastly she reviewed important dates pertaining to the budget. She asked for feedback about the appropriateness of assumptions, the need for any additional briefings, areas to consider reducing or increasing service levels, taxation of personal use leased vehicles and any other priorities or concerns. With regard to sales tax, she stated that staff is not addressing the comptroller's impact until they know exactly what the Legislature is going to do.

A consensus was reached that staff should factor in the conservative impact regarding sales tax and that Council would like to discuss the City's sales tax policy. A consensus was also reached to make no change with regard to leased vehicles.

7. Discuss Dates For The May Through December 2021 Council Meetings And Strategic Planning Session.

A consensus was reached on the following meeting dates:

May 11 & 25
June 1 & 15
July 13 & 20
August 3, 17 & 31
September 14 & 28
October 12 & 26
November 2 & 16
December 7

Council Retreat – June 25 & 26

8. Mayor and Council reports and information sharing.

Mayor Falconer adjourned the Worksession at 11:05 to convene in Executive Session after a short recess.

*****EXECUTIVE SESSION*****


2. Council convened in **Executive Session at 11:20 pm** 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.
- **551.072** to discuss certain matters regarding real property
- **551.087** to discuss Economic Development

3. Council **reconvened in open session at 12:07 am** to consider action, if any, on matters discussed in the Executive Session. No action taken.

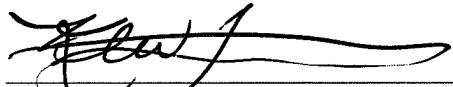
ADJOURNMENT - Mayor Falconer adjourned the Meeting at 12:07 am.

ATTEST:



Laurie Wilson, City Secretary





Kevin W. Falconer, Mayor

1000