

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE, AND REPLACE PLANNED DEVELOPMENT 054 AND THEREBY SUPERSEDE ORDINANCE NUMBERS 0765, 0932, AND 1054 IN THEIR ENTIRETY, AND TO AMEND PLANNED DEVELOPMENT 066 TO AMEND ORDINANCE NUMBER 0933, ON AN APPROXIMATELY 55-ACRE TRACT LOCATED AT THE NORTHWEST INTERSECTION OF THE GEORGE BUSH TURNPIKE AND MIDWAY ROAD; TO REESTABLISH PLANNED DEVELOPMENT 054 TO ALLOW MULTIFAMILY DWELLINGS, TO REVISE DEVELOPMENT STANDARDS AND TO MODIFY CONCEPT PLANS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AMENDING THE OFFICIAL ZONING MAP ACCORDINGLY; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of January 2024, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZPD2023-116); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

**WHEREAS**, the City Council conducted a public hearing on the Sixth day of February 2024, 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 55-acre tract; and

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

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

## Section 1.

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

## Section 2.

Planned Development Number 054 located on an approximately 55-acre tract at the northeast corner of the George Bush Turnpike and Midway Road, described on Exhibit A and generally depicted on Exhibit B, is hereby amended, restated, and replaced, thereby superseding Ordinance Numbers 0765, 0932, and 1054 in their entirety, and amending Ordinance Number 0933 to provide the following:

- a. **Use Regulations** (Uses referenced are from the Comprehensive Zoning Ordinance, Article V. Use of Land and Structures and from 12/05/2023 Amendments)

1. Permitted Uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (HC) Heavy Commercial 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 (HC) Heavy Commercial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (HC) Heavy Commercial 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.

2. Additional Permitted Uses: Residential-Multifamily Dwelling (C102) and Multifamily Single-Family Attached (C103), and Leasing or Management Office (C018).
3. Additional Prohibited Uses. The following uses, which are normally allowed in the (HC) Heavy Commercial District by right or with the approval of a SUP, shall be prohibited.
- a) Amateur Radio/Television Tower (C002)
  - b) Automobile or Light Load Truck Sales (441120)
  - c) Automobile Paint and Body Shop (81112)
  - d) Automobile Equipment Rental and Leasing (5321)
  - e) Automobile or Light Load Truck Repair Garage (8111)
  - f) Other Motor Vehicle Repair Garage (C004)
  - g) Bus Parking or Storage (C005)
  - h) Car Wash, Full Service, Self Service, or Automated (Principal Use) (811192)

- i) Drive Through Windows (C010)
- j) Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (C020)
- k) Outside Storage (Principal Use) (C022)
- l) Smoking Lounge (C029)
- m) Tennis Court, Lighted (Private) (C031)
- n) Recreational Vehicle Parks & Recreational Camps (7212)
- o) Truck Driving School (611519)
- p) Tattoo Parlor (812199)
- q) Dry Cleaning, Major (812332)
- r) Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens) (81291)
- s) Linen and Uniform Supply (81233)
- t) Food Service Contractors (72231)
- u) Crematorium (812220)
- v) Funeral Homes and Funeral Services (81221)
- w) Automobile Equipment Rental and Leasing (5321)
- x) Arenas, Stadiums, Light Athletic Fields/Parks (7112)
- y) Commercial Amusement Indoor (713120)
- z) Amusement Arcades (71312)
- aa) Golf Courses & Country Clubs (71391)
- bb) Ambulance Services (621910)
- cc) Nursing Care Facilities (6231)
- dd) Automobile or Light Load Truck Sales (New) 441110)
- ee) Other Motor Vehicles Sales (441228)
- ff) Automobile, Motor Vehicle, and Watercraft Parts Sales (C1201)
- gg) Automobile or Light Load Truck Repair Garage (C1301)
- hh) Other Motor Vehicle Repair Garage (C1302)
- ii) Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body shop (81112)
- jj) Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance (8113)
- kk) Motor Vehicle Impound Yard (Accessory or Principal Use) (48841)
- ll) Other Chemicals & Allied Products (Warehouse, Distribution and Storage) (WDS) (42469)
- mm) Other Farm Products Raw Materials (WDS) (42459)
- nn) Mini-Storage Warehouse (Self Storage Units) (531130)
- oo) Air Transportation and Related Support (481)
- pp) Rail Transportation (4821)
- qq) General Freight Trucking (4841)
- rr) Urban Transit System (4851)
- ss) Taxi & Limousine Service, With On-Site Vehicular Storage Or Maintenance (4853)
- tt) Charter Bus Industry, Scenic & Sightseeing (4854)
- uu) Transportation, School & Employee Bus (4855)

- vv) Transportation, With On-Site Vehicular Storage Or Maintenance
- ww) Other Transit & Ground Passenger Transportation (4859)
- xx) Pipeline Transportation (4861)
- yy) Support Activities for Rail Transportation (4882)
- zz) Support Activities for Road Transportation (4884)
- aaa) Couriers and Delivery Services With On-Site Vehicular Storage (4921)
- bbb) Welding Service (81131)
- ccc) Adult Arcade (C2101)
- ddd) Adult Bookstore (C2102)
- eee) Adult Cabaret (C2103)
- fff) Adult Motion Picture Theater (C2104)
- ggg) Adult Theater (C2105)
- hhh) Escort Agency (2106)
- iii) Massage Parlor (C2107)
- jjj) Nude Modeling Studio (C2108)
- kkk) Sexual Encounter Center (C2109)
- lll) Other Adult Entertainment Establishments, NEC (C2110)

**b. Special Development Regulations**

1. The design and development shall be in general accordance with the Overall Conceptual Site (Exhibit C), Landscape Plans (Exhibit D), the Parking Plan (Exhibit E), the Street Plan (Exhibit F), the Open Space Plan (Exhibit G), the Landscape Exhibit (Exhibit H) pages LP .000 through .011, Conceptual Buildings Architectural Exhibits (Exhibit I), and Line of Site (Exhibit J). If there is a conflict between the text of these standards and Plans, the text controls.
2. The location of driveways along Midway Road, Rosemeade Parkway, and the westbound George Bush Turnpike service roads are subject to review and approval by the City of Dallas and TxDOT or NTTA.
3. Development shall take place in accordance with the development standards established below:
  - a) Minimum lot area: 5,000 square feet
  - b) Minimum lot frontage on a public roadway: 150 feet
  - c) Minimum lot depth: 100 feet
  - d) Minimum depth of front yard:
    - 1) Abutting a public street right-of-way: 40 feet
    - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk
  - e) Minimum width of side yard:
    - 1) Abutting a public street right-of-way: 40 feet
    - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk
    - 3) Abutting property zoned other than (SF) single-family: 5 feet
    - 4) Abutting property zoned (SF) single family: 75 feet
  - f) Minimum depth of rear yard:
    - 1) Abutting a public street right-of-way: 40 feet
    - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk

- 3) Abutting property zoned other than (SF) single-family: 5 feet
- 4) Abutting property zoned (SF) single family: 75 feet
- g) Minimum distance between structures on the same lot or parcel (exclusive of parking structures): 30 feet
- h) Maximum height:
  - 1) Townhome: 44 feet
  - 2) Multifamily: 58 feet
  - 3) Parking Garage: 36 feet. Stair tower may extend up to 10-feet above the height of highest level
  - 4) Nonresidential: 75 feet

Height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. In the case of sloped roofs, the average height would be used as the upper point of measurement, rather than the eave line or the ridge line. The average height of the roof is the mid-height between the roof eave and the roof ridge, regardless of the shape of the roof.

4. Parking Requirements:

- a) Parking for the various uses throughout the development shall be provided in accordance with the Parking Plan (Exhibit E). If a parking garage provides required parking spaces for numerous buildings, the parking garage shall be built in conjunction with the first building needing said spaces.
- b) Reserved Parking: A maximum of one space for each 1,000 square foot of non-residential usage may be made available as “Reserved Parking” to provide tenants the ability to have parking spaces located in a specific portion of the parking garage or lot. A maximum of one space for each residential dwelling may be made available as “Reserved Parking” in order to provide residents parking which cannot be used by tenants or visitors of nonresidential uses.
- c) Parking Reductions: A parking study may be submitted to demonstrate further parking reductions or alternatives in accordance with Article XXIV. Off Street Parking of the Carrollton Comprehensive Zoning Ordinance, as amended.
- d) General Provisions:
  - 1) Off-street surface parking must be screened from a Campus Street using one or more of the following methods. Examples of which are shown on the Landscape Exhibit (Exhibit F):

- (a) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the Building Official. The berm may not have a slope that exceeds one foot of height for each three feet of width.
- (b) A minimum three-foot-high solid masonry wall.
- (c) Hedge-like evergreen plant materials as provided in Article XXV. Carrollton Comprehensive Zoning Ordinance, or equivalent alternative plant material as recommended for local area use by the Building Official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a minimum of 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the Building Official determines is capable of providing a solid appearance within three years.

For purposes of this Section, if the parking space is immediately accessible from a Campus Street, it shall not be considered “off-street” parking.

- 2) Any other parking standards shall be in conformance with Article XXIV. Off Street & Loading, of the Comprehensive Zoning Ordinance.
- 3) Above-Grade Parking Structure Screening:
  - (a) A minimum of 50 percent of the ground-level facade of any multi-floor parking structure which faces a Campus Street or drive aisle shall be screened by any combination of the following methods:
  - (b) An active use other than parking with a minimum depth of 25 feet, such as a retail or office use versus a passive use such as open space.
  - (c) An exterior facade that is similar in architecture, and appearance to the facade of an adjacent building.
  - (d) Is screened from the Campus Street or drive aisle by another building.
  - (e) Is set back a minimum of 30 feet with a plaza between the parking structure and the Campus Street or drive aisle; or
  - (f) Evergreen plant materials as provided in Article XXV. Carrollton Comprehensive Zoning Ordinance, or equivalent alternative plant material recommended for local area use by the Building Official. The plant materials must be located in a bed that is at least five feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a minimum of 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the Building Official determines is capable of providing the screening within three years.
- 4) Parking structures that are not fully enclosed must have solid screening walls or similar screening materials to screen headlights, of a minimum height of 33 inches on each parking level.
- 5) The maximum blank wall length on an above-grade parking structure shall

be 30 feet. This paragraph does not prohibit spandrel glass in excess of 30 feet.

- 6) Loading areas and loading docks must be located away from Campus Street facing and pedestrian routes. Loading areas and loading docks must be a maximum of 30 feet wide and, if visible from a public street, provide a closable, opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.
- 7) Service entries and back-of-house functions must be located away from primary facades and must be visually screened by a solid wood or masonry fence or wall at least 6 feet in height where visible from the public realm and must be screened with landscaping such as shrubs, bushes, and trees.

#### 5. Waste Receptacles and Services

- a) Townhome Toters – shall be screened completely from any campus streets or drive aisles when it is not an assigned waste pick up day.
- b) All waste receptacles shall be adequately located to ensure maneuverability of servicing. All waste receptacles, including toters, shall be screened from streets.

#### 6. Campus Design Standards

- a) Architectural Features-Nonresidential and Multifamily Buildings:
  - 1) A building must have a minimum of one entrance that is architecturally prominent and clearly visible from a Campus Street. This primary entrance must face the Campus Street and access the Campus Street with an improved path connecting to the sidewalk if the entrance is 25 feet or closer to the Campus Street.
- b) External Façade: The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a Campus Street, or open space.
  - 1) Building elevations shall generally comply with the design depicted on the Elevation Plans (Exhibit I).
  - 2) Transparency.
    - (a) Front yard facades must have a minimum transparency of 30 percent if the face of the building is within 20 feet of the sidewalk. Side yard facades must have a minimum transparency of 20 percent. If the rear or side façade of a multifamily building is adjacent to a parking structure, no minimum transparency shall be required for the multifamily building's façade. For purposes of this section, the front yard shall be determined during the site plan approval process.
    - (b) Roof-mounted equipment screening, if provided, shall be perforated metal screens or materials which are compatible with the façade materials incorporated in the building design.
  - (c) Townhome Building Design:
    - 1) All townhome buildings which are at grade shall include a primary front door entrance into the home which shall be accessed from the

sidewalk if the building is located within 25 feet of the sidewalk.

- 2) Homes must also include windows which provide residents with a view of the street and sidewalk area.

7. Streetscape, Lighting, Mechanical, and Fencing/Screening:

- a) Lighting elements shall be incandescent, metal Halide, halogen, or LED only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.
- b) All lighting shall be focused downward or narrowly focused on its intended target such as signing. Uplighting may be used to highlight landscaping, etc.
- c) Mechanical and electrical equipment, transformers, meters, and garbage containers shall be located and screened so that they are not visible from the street or other public area.
- d) Fencing/Screening
  - 1) A minimum 8-foot tall masonry wall will be placed along the property line adjacent to Oak Creek Estates (See Landscape Exhibit (Exhibit H).
  - 2) Fencing shall be decorative in appearance and shall be of design and materials complementing the appearance of the building. "Chain link" or "hurricane" fences shall not be permitted except as approved by the City Manager or designee in specific instances such as when a building is being constructed.
  - 3) Fencing for non-residential buildings sites along the required sidewalks is limited to four feet in height in front yards and six feet in height in side and rear yards.
  - 4) Except for required screening and screening walls for surface parking lots, all fence panels along a Campus Street must have a surface area that is a minimum of 50 percent open.
  - 5) For nonresidential developments, fencing is prohibited between the front property line and building façade. If a property has more than two front yards, this restriction applies to no more than two front yards.
  - 6) For residential developments, fencing in between the front property line and building façade is limited to a maximum height of four feet.



- 7) Fencing/Screening Adjacent to Single Family: Fencing and/or screening provided between the development and single family uses shall comply with the designs and standards depicted on the Landscape Exhibit (Exhibit H).
8. Open Space:
  - a) Except for enclosed amenities such as cafes, fitness centers, or meeting rooms, no structures are permitted within the open spaces, as identified on the Open Space Plan. Outdoor amenities such as playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed. Ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.
  - b) Open space, as identified on the Open Space Plan, may contain primarily grass, vegetation, or open water. If the water feature is used as a retention pond, pedestrian amenities such as fountains, benches, paths, or shade structures shall also be provided.
  - c) Except for emergency vehicles, on-site open space, as identified on the Open Space Plan, may not be parked or driven upon.
9. Block Perimeter and Pedestrian Pathway for Connecting Through a Block: A block perimeter must not exceed 2,500 linear feet unless the block provides a pedestrian pathway through the block. The pathway must be a minimum of 12 feet in width and contain a minimum six-foot sidewalk or clear pathway if located inside of, or through a building.
  - a) The pathway must connect from a street, a pedestrian passage, or an alley. If a pedestrian passage, alley, or another street does not exist, the pedestrian pathway must connect to a rear property line. Required building side setbacks may be used to accommodate the pedestrian pathway.
  - b) An individual lot with less than 100 feet of street frontage is exempt for this requirement.
  - c) The Building Official may issue a waiver to the above requirements regarding a pathway if the Building Official finds that the spirit and intent of this paragraph has been met.
10. Sidewalks and Paving:
  - a) Sidewalks must have a minimum width of six feet unless otherwise depicted on the typical Campus Street section exhibit.
  - b) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as an existing sidewalk, if applicable.
  - c) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.

- d) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers in drive areas.
- e) Sidewalks along street right-of-way, but on private property shall be placed within a sidewalk easement.

### Section 3.

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

### Section 4.

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 5.

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

### Section 6.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, and Ordinance Number 0933 for PD-066 shall remain in full force and effect.

### 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.

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

PASSED AND APPROVED this the Sixth day of February 2024.

CITY OF CARROLLTON

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

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Albert Thomas  
Assistant City Attorney

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

# **EXHIBIT A**

## **Description**

### **LEGAL DESCRIPTION**

**BEING** a tract of land located in the City of Carrollton, Denton County Texas, part of the L.L. Finely Survey, Abstract No. 429, part of the D. Andrews Survey, Abstract No. 1455, being part of that called 30.7085 acre tract of land described in deeds to Crow-Billingsley Midway 190, Ltd. recorded in Instrument Nos. 2018-146206, 2018-146208, and 2019-26477, all of that called 16.9810 acre tract of land described in deeds to Crow-Billingsley Midway 190, Ltd. recorded as Instrument Nos. 2018-146207 and 2018-146209, part of that called 33.9388 acre tract of land described in deed to Crow-Billingsley 190, Ltd. recorded as Instrument No. 2018-146210, all of that called 2.8118 acre tract of land described in deeds to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2006-10697, all of that called 3.6191 acre tract of land described in deed to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2006-138700, and all of that called 3.6191 acre tract of land described in deed to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2013-138912, all recorded in the Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at the northwest corner of said 30.7085 acre tract, being the northeast corner of Lot 1, Block 1, Oak Creek Park, an addition to the City of Carrollton recorded in Cabinet I, Page 158, Plat Records, Denton County, Texas, said point being in the southerly right-of-way line of the Kansas City Southern Railroad (150' R.O.W.), and the beginning of a curve to the left;

**THENCE**, along the north line of said 30.7085 acre tract, the south line off said railroad right-of-way and along said curve to the left through a central angle of 15 degrees 34 minutes 48 seconds, having a radius of 5,804.70 feet, an arc length of 1,578.42 feet, a chord bearing of South 73 degrees 11 minutes 31 seconds East and a chord distance of 1,573.56 feet to a point in the west right-of-way line of Midway Road (called 100' R.O.W.)

**THENCE**, along the west right-of-way line of Midway Road, South 00 degrees 35 minutes 57 seconds West for a distance of 898.72 feet to the southeast corner of said 16.9810 acre tract, being in the northerly right-of-way line of President George Bush Highway (variable width R.O.W.) as dedicated to the State of Texas by deed recorded in County Clerk's File No. 94-78052, Deed Records, Denton County, Texas;

**THENCE**, along said northerly right-of-way line as follows:

South 50 degrees 28 minutes 53 seconds West for a distance of 131.06 feet;

South 81 degrees 49 minutes 57 seconds West for a distance of 236.26 feet;

South 70 degrees 17 minutes 09 seconds West for a distance of 305.34 feet;

South 68 degrees 16 minutes 53 seconds West for a distance of 299.96 feet;

South 67 degrees 31 minutes 05 seconds West for a distance of 300.00 feet;

South 71 degrees 11 minutes 20 seconds West for a distance of 264.56 feet;

South 56 degrees 56 minutes 09 seconds West for a distance of 59.66 feet to the

southwest corner of said 3.6191 acre tract (Inst. No. 2013-138912) and the southeast corner of said 33.9388 acre tract;

**THENCE**, continuing along said northerly right-of-way and along the southerly line of said 33.9388 acre tract as follows:

South 57 degrees 14 minutes 51 seconds West for a distance of 271.78 feet;

South 89 degrees 20 minutes 44 seconds West for a distance of 284.63 feet;

**THENCE**, departing said right-of-way line, over and across said 33.9388 acre tract, North 00 degrees 39 minutes 16 seconds West for a distance of 678.19 feet to a point in the north line of said 33.9338 acre tract and the south line of Oak Creek Estates, Phase 2, an addition to the City of Carrollton recorded in Cabinet I, Page 83, Plat Records, Denton County, Texas;

**THENCE**, along the north line of said 33.9388 acre tract and the south line of said Oak Creek Estates, Phase 2, North 87 degrees 59 minutes 46 seconds East for a distance of 518.23 feet to the northwest corner of said 33.9388 acre tract and the southeast corner of said Oak Creek Estates, Phase 2, being in the west line of said 3.6191 acre tract (Inst. No. 2013-138912);

**THENCE**, along the west line of said 3.1961 acre tract, the west line of said 30.7085 acre tract and east line of said Oak Creek Estates Phase 2 and the east line of said Oak Creek Estates, Phase 1, North 00 degrees 38 minutes 10 seconds West a distance of 1,371.34 feet to the **POINT OF BEGINNING** and containing 2,373.320 square feet or 54.484 acre of land.

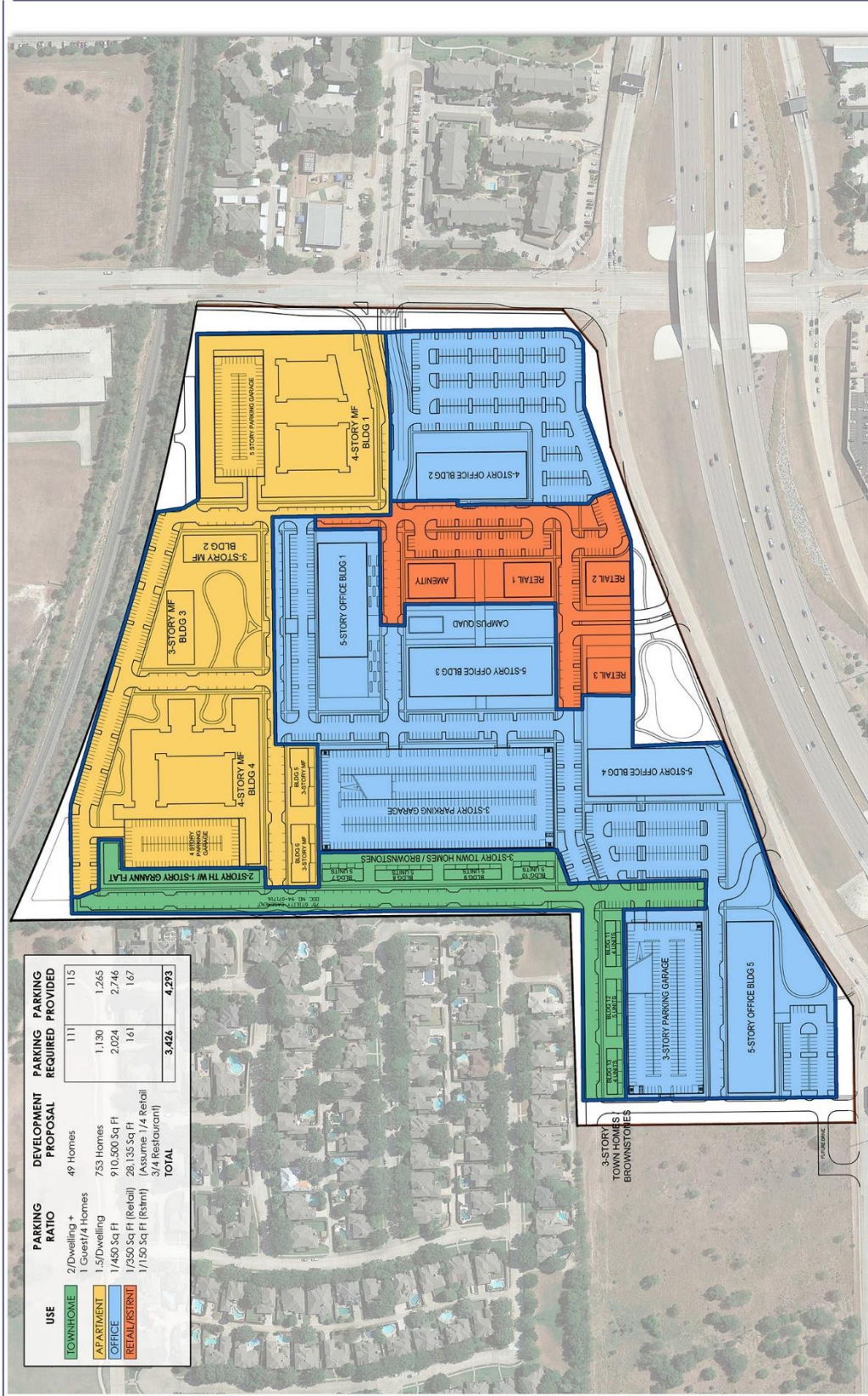








# Exhibit E Conceptual Parking Plan



USE	PARKING RATIO	DEVELOPMENT PROPOSAL	PARKING REQUIRED	PARKING PROVIDED
TOWNHOME	2/Dwelling + 1 Guest/1/4 Homes	49 Homes	111	115
APARTMENT	1.5/Dwelling	753 Homes	1,130	1,265
OFFICE	1/450 Sq Ft	910,500 Sq Ft	2,024	2,746
RETAIL/STRIK	1/750 Sq Ft (Retail) 1/150 Sq Ft (Strim)	28,135 Sq Ft (Retail) 5/4 (Restaurant)	161	167
<b>TOTAL</b>			<b>3,426</b>	<b>4,293</b>

Perkins&Will
**BILLINGSLEY**  
COMPANY
DEC 27, 2023  
651022

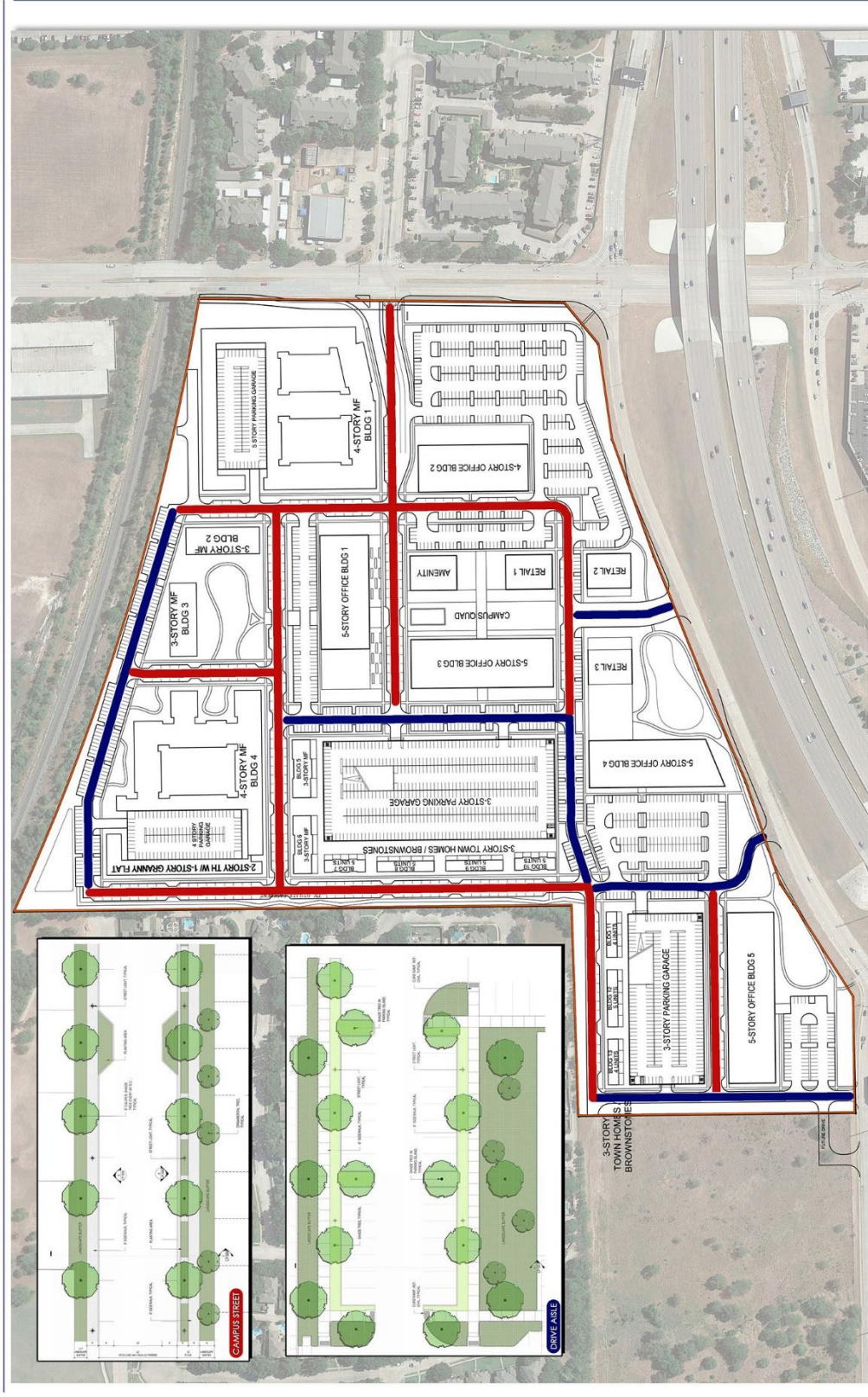
**IBP 190**

(PLZ 2023-116) EXHIBIT E-PARKING PLAN  
CARROLLTON, TEXAS

**JBI**  
PARTNERS

# Exhibit F

## Conceptual Street Plan



STUDIO **Perkins&Will**  
 DEC 27, 2023  
 807002

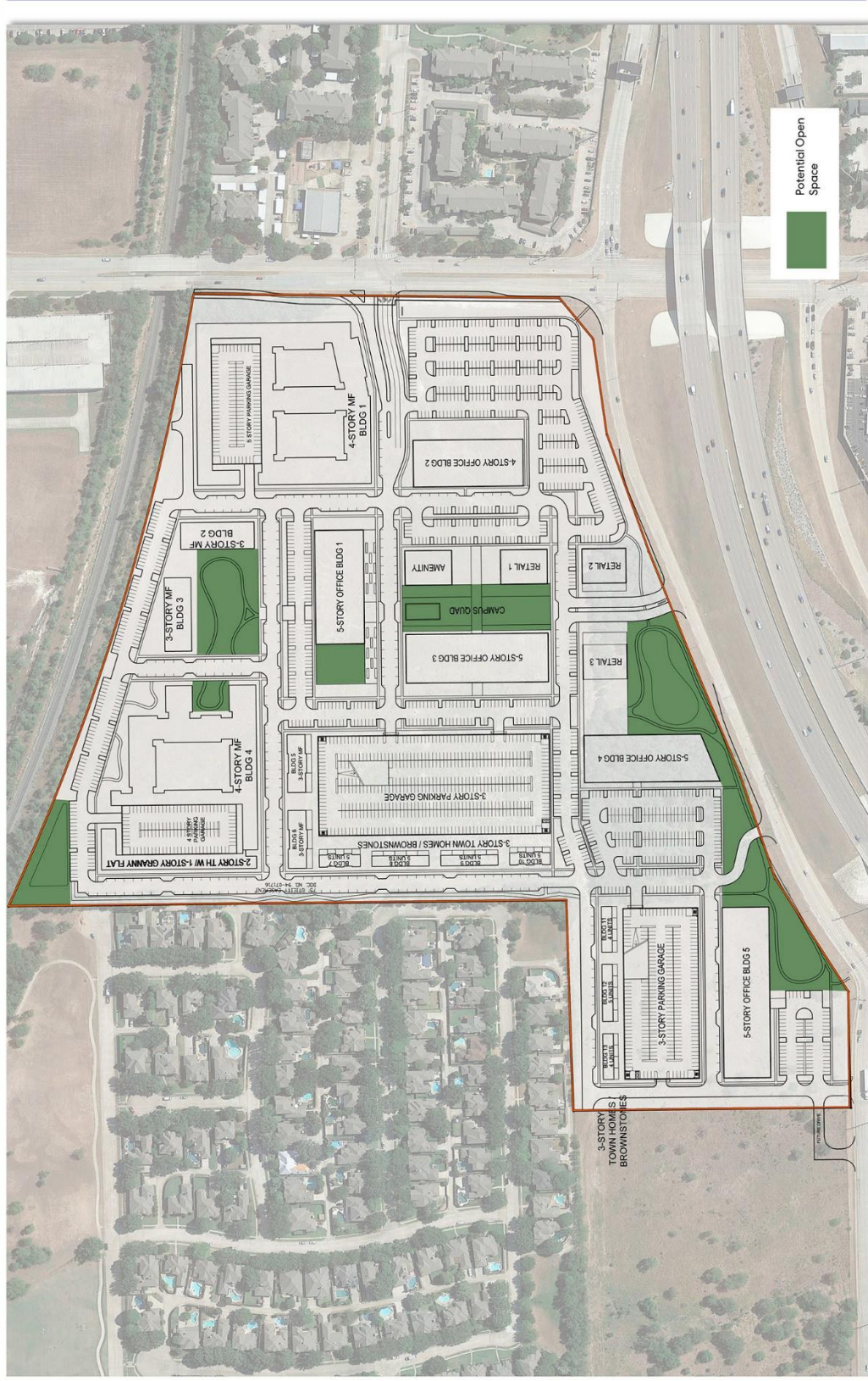
**BILLINGSLEY**  
 COMPANY

IBP 190

(PLZ 2023-116) EXHIBIT F-STREET PLAN  
 CARROLLTON, TEXAS  
**JBI**  
 PARTNERS

# Exhibit G

## Conceptual Open Space Plan



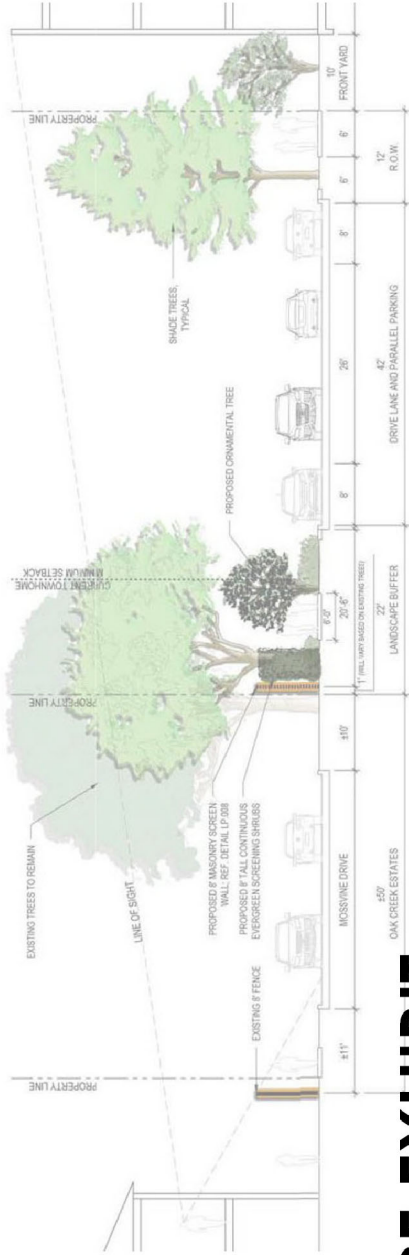
(PLZ 2023-116) EXHIBIT G OPEN SPACE PLAN  
 CARROLLTON, TEXAS PARTNERS

IBP 190

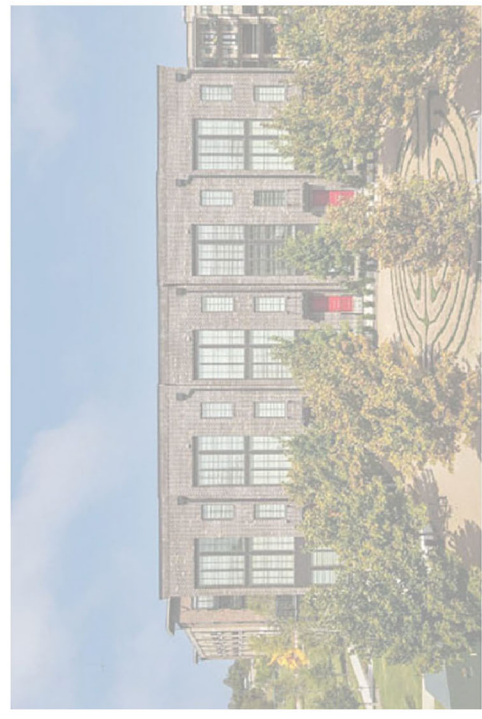
Perkins&Will  
 BILLINGSLEY COMPANY  
 DEC 27, 2023  
 80102

# Exhibit H Landscape Exhibits

(PLZ 2023-116)  
EXHIBIT H  
FEBRUARY 2024



## IBP-190 LANDSCAPE EXHIBIT



**BILLINGSLEY**  
COMPANY

STUDIO **fla**

# Exhibit H

## Landscape Exhibits

Landscapes Architect  
**STUDIO rla**  
 14011 Dallas Pkwy, Suite 100, Dallas, TX 75244  
 www.studiola.com  
 PHONE: 214.727.2800 FAX: 214.727.2801  
 www.studiola.com

**IBP 190**

CARROLLTON, TX  
 STUDIO'S Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

8200, INC.  
 1727 BROADWAY  
 DALLAS, TX 75201  
 Consultant

Revisions

Scale

Keymap

Scale  
 1" = 100'  
 1" = 150'

North

Planning and Zoning

Drawings

General Notes

Sheet Number

NOT FOR CONSTRUCTION

**LP.000**  
 LANDSCAPE EXHIBIT

### GENERAL PERIMETER PLANTING INFORMATION (HEDGEROWS / SCREENING / TREES)

#### SCREENING / HEDGEROW PLANT TYPES

- ALL PERIMETER HEDGEROW SCREENING PLANTS SHALL BE EVERGREEN. THE USE OF SEMI-EVERGREEN OR DECIDUOUS PLANT MATERIALS SHALL NOT BE ACCEPTABLE FOR SCREENING PURPOSES.
- ALL PLANT MATERIALS SHALL BE PER THE CITY'S APPROVED PLANT LIST PROVIDED BY ARTICLE XXV, FOR THE PURPOSES OF CREATING VISUAL BUFFERS INCLUDE BUT ARE NOT LIMITED TO THE BELOW:

- YAUPOIN HOLLY
- AMERICAN HOLLY
- ENGLISH HOLLY
- BURNING BUSH
- DWARF MAGNOLIA
- SUNSHINE MAGNOLIA
- DWARF WAX MYRTLE

#### HEIGHT

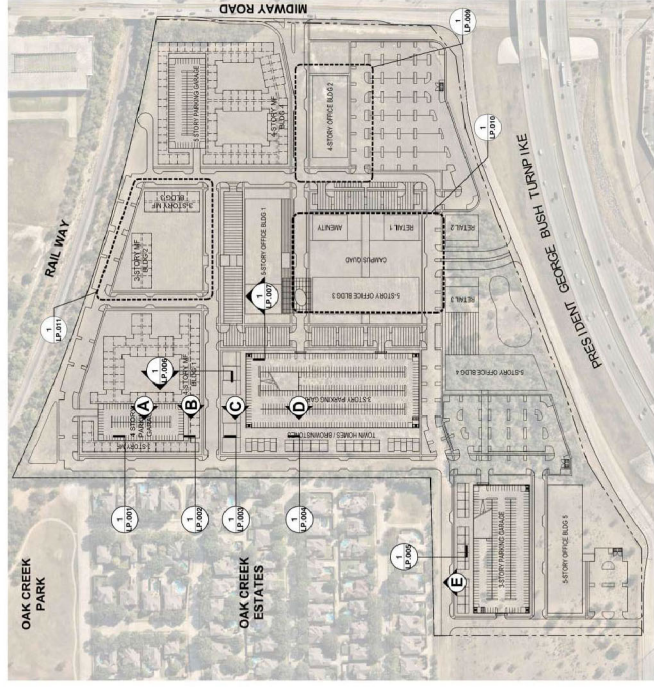
- ALL HEDGEROWS FOR THE PURPOSES OF SCREENING AT PERIMETER CONDITIONS SHALL BE MINIMUM 6' HEIGHT WHEN INITIALLY PLANTED.
- SCREENING PLANTS SHALL BE PLANTED AT A MINIMUM OF 4" INCHES IN HEIGHT AND 14" INCHES IN WIDTH AT THE TIME OF PLANTING.
- PARKING LOT SCREENING SHRUBS SHALL BE GROWN AND MAINTAINED TO A MINIMUM HEIGHT OF 42" INCHES (OR INCHES ABOVE CURB).

#### MAINTENANCE

- ALL SCREEN PLANTING SHALL BE KEPT IN AN ORDERLY MANNER AND WILL BE PRUNED AT REGULAR INTERVALS TO MAINTAIN A CLEAN VISUAL APPEARANCE.
- ALL DAMAGED OR DIES PLANTS SHALL BE REPLACED IN SCALE AND PLANT TYPE TO THE BEST OF ABILITY, WITH THE ASSUMPTION THAT THERE ARE PLANTS OF THE SAME SCALE/TYPE AVAILABLE TO BE REPLACED.
- ALL PLANTS SHALL BE PERIODICALLY INSPECTED FOR INFESTATION BY DISEASE OR INSECT. IF SUCH INFESTATION IS PRESENT, IMMEDIATE STEPS SHALL BE TAKEN TO ELIMINATE IT.
- ALL PLANTS SHALL BE PERIODICALLY PRUNED UP TO REMOVE DEAD, DYING, OR HAZARDOUS LIMBS TO AVOID CONTACT WITH PEDESTRIANS AND AUTOMOBILES.
- ALL ORNAMENTAL TREES SHALL BE PERIODICALLY PRUNED ONLY TO MAINTAIN CLEARANCE OF PEDESTRIANS AND AUTOMOBILES. HAZARDOUS LIMBS, NO TOPPING OF ORNAMENTAL TREES SHALL BE ALLOWED.

#### SPACING

- SPACING OF HEDGEROWS FOR THE PURPOSES OF SCREENING SHALL BE PLANTED IN A MANNER TO CREATE A CONTINUOUS VISUAL BUFFER WHEN INITIALLY PLANTED. SPACING OF PLANTS SHALL BE DEPENDENT ON THE VARIETY OF PLANT TYPE SELECTED FOR INSTALL.



5 VIEW E (EXISTING CONDITIONS)



4 VIEW D (EXISTING CONDITIONS)



3 VIEW B&C (EXISTING CONDITIONS)



2 VIEW A (EXISTING CONDITIONS)

# Exhibit H

## Landscape Exhibits

Landscape Architect  
**STUDIO fta**  
 10010 WINDY HILL ROAD, SUITE 100  
 HOUSTON, TEXAS 77036  
 PHONE: 281.770.0000  
 CONTACT: JAMES BURDET, AIA  
 JAMES@STUDIOFTA.COM

**IBP 190**

CARROLLTON, TX  
 STUDIO fta Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

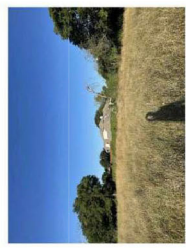
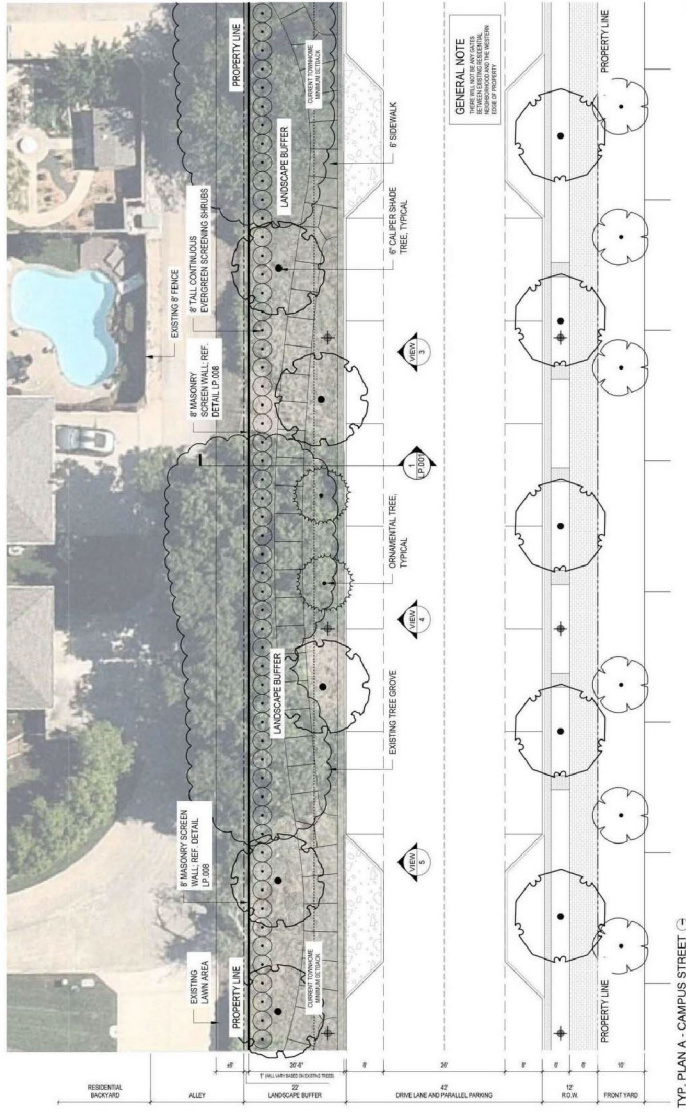
3500 W. WINDY HILL ROAD, SUITE 100  
 DALLAS, TX 75201  
 Consultant

Revisions

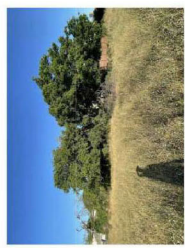
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KEY PLAN

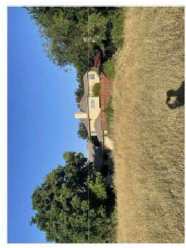
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 PLAN AND ZONING  
 DATE: 07/23/2024  
 DRAWING NAME: SECTION A  
 SHEET NUMBER: LP.001  
 NOT FOR CONSTRUCTION



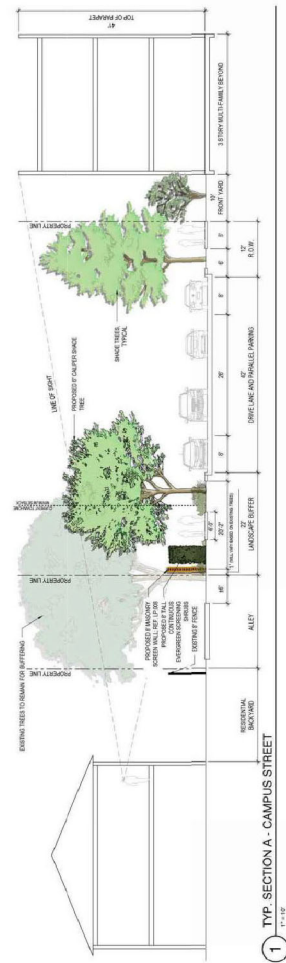
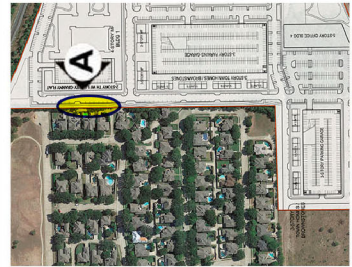
5 VIEW (EXISTING CONDITIONS)



4 VIEW (EXISTING CONDITIONS)



3 VIEW (EXISTING CONDITIONS)



1 TYP. SECTION A - CAMPUS STREET

# Exhibit H

## Landscape Exhibits

LANDSCAPE ARCHITECTS  
**STUDIO frr**  
 1401 North Park Ave. Suite 100, Dallas, TX 75204  
 TEL: 214.760.0000 FAX: 214.760.0001  
 WWW.STUDIOFRR.COM

**IBP 190**

CARROLLTON, TX  
 STUDIO'S JOB NUMBER:  
 2023-007  
 CLIENT

**BILLINGSLEY**  
 COMPANY

8000, INC.  
 10000 W. LAKELAND BLVD.  
 SUITE 670  
 DALLAS, TX 75247  
 CONSULTANT

REVISIONS

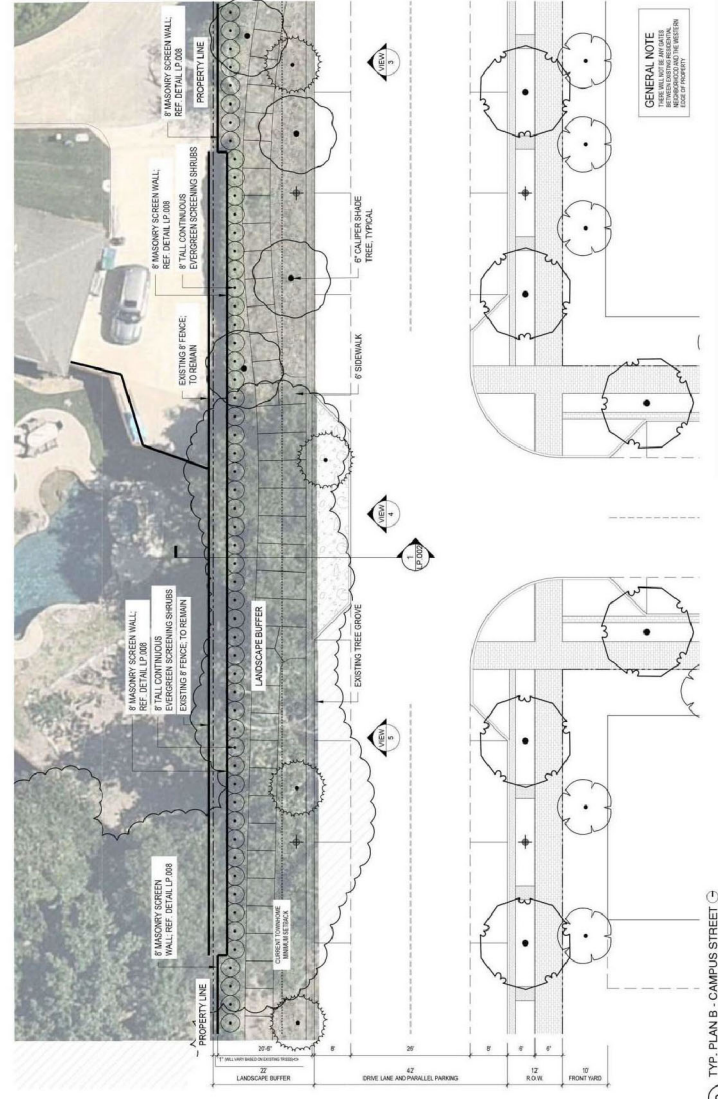
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KEYMAP

Scale: North

PROJECT  
 PLANNING AND ZONING  
 DESIGN  
 DESIGN  
 DESIGN NAME  
 SECTION B

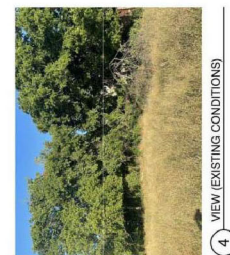
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**LP.002**  
CONSTRUCTION SHEET 002



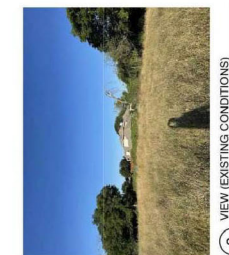
2 TYP. PLAN B - CAMPUS STREET  
 1" = 16' 0"



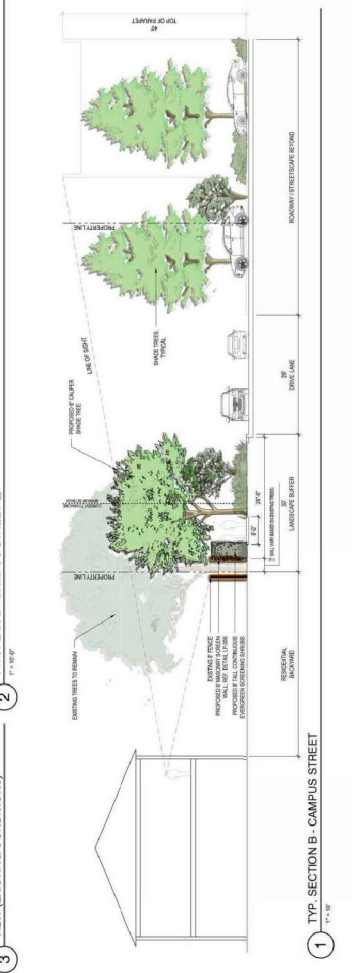
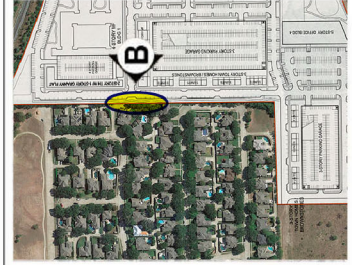
5 VIEW (EXISTING CONDITIONS)



4 VIEW (EXISTING CONDITIONS)



3 VIEW (EXISTING CONDITIONS)



1 TYP. SECTION B - CAMPUS STREET  
 1" = 16'





# Exhibit H

## Landscape Exhibits

LANDSCAPE ARCHITECT

**STUDIO na**  
 1401 East Palm, Suite 100, Dallas, TX 75204  
 214.766.1111  
 www.studioplanet.com  
 PHONE: 214.766.1111 FAX: 214.766.1112

**IBP 190**

CARROLLTON, TX  
 STUDIO na Job Number:  
 2023-007  
 Client:

**BILLINGSLEY**  
 COMPANY

BECO, INC.  
 10000 Preston Road, Suite 1000  
 Dallas, TX 75240  
 Client:

REVISERS

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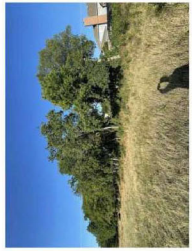
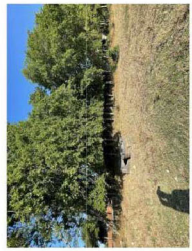
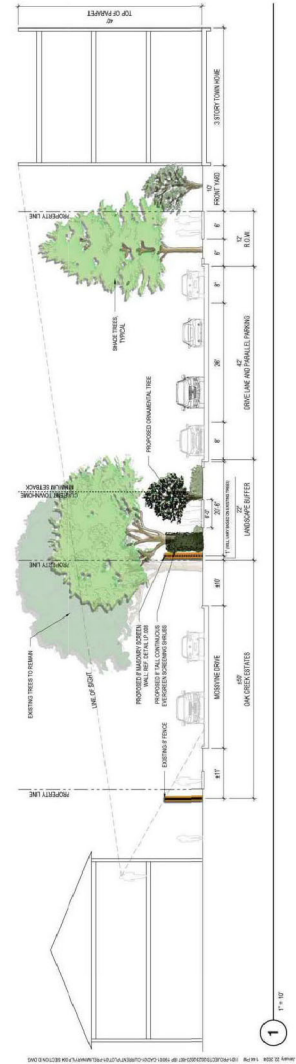
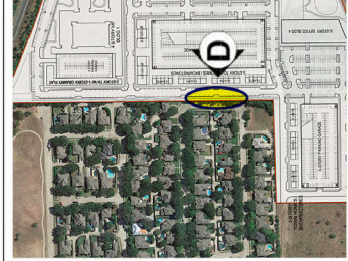
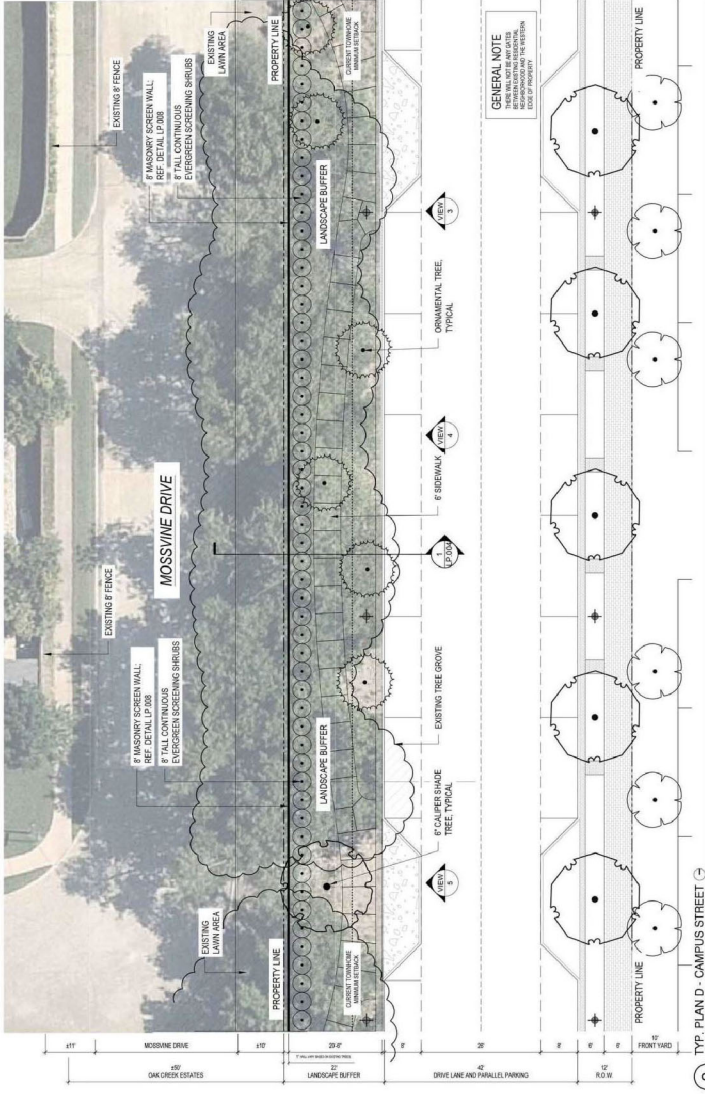
Scale

Keymap

Scale North

PHASE  
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 DATE  
 01/23/2024  
 DRAWING NAME  
 SECTION D

SHEET NUMBER  
 NOT FOR CONSTRUCTION  
**LP.004**  
ISSUE 000001 (04/11/2023)





# Exhibit H

## Landscape Exhibits

Landscape Architect  
**STUDIO fta**  
 1801 DAWSON PARKWAY, SUITE 100, DALLAS, TX 75204  
 PHONE: (214) 750-0000 FAX: (214) 750-0001  
 WWW.STUDIOFTA.COM

**IBP 190**

CARROLLTON, TX  
 STUDIO fta Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

8002 W. IRLING  
 SUITE 400  
 DALLAS, TX 75201  
 Consultant

Revisions

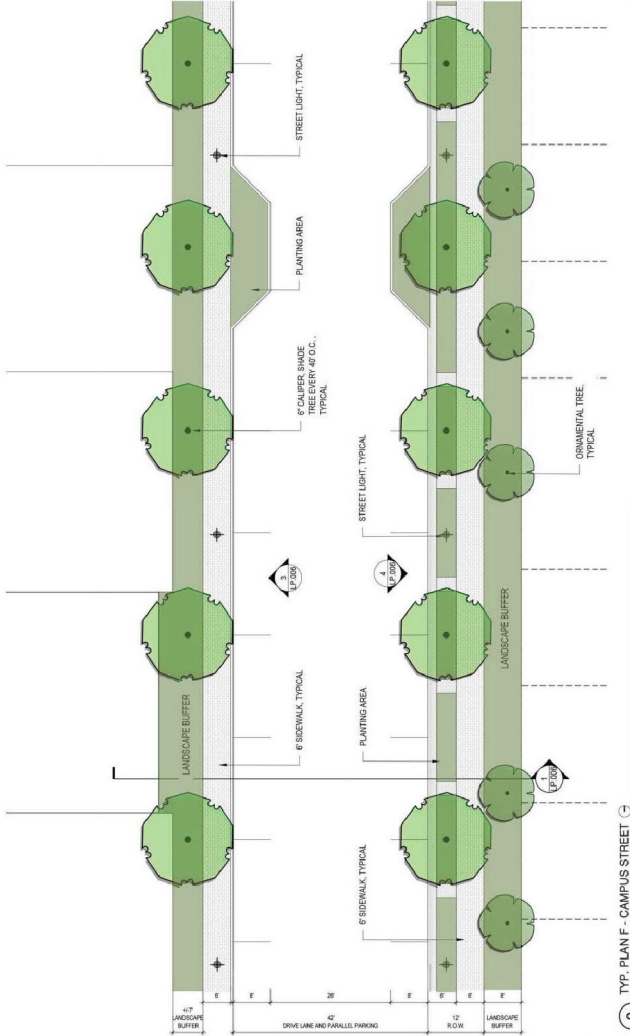
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KEYMAP

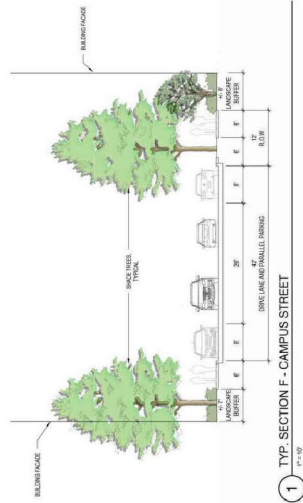
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Phase  
 Planning and Zoning  
 Date  
 01/23/2024  
 Drawing Name  
 Section F

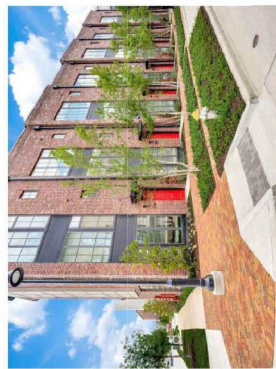
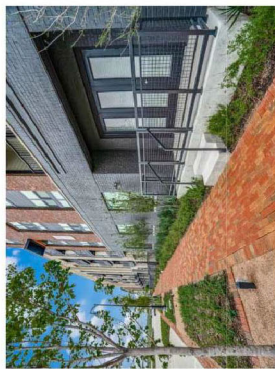
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**LP.006**  
 LANDSCAPE ARCHITECT



2 TYP. PLAN F - CAMPUS STREET  
 P11.10.02'



1 TYP. SECTION F - CAMPUS STREET  
 P11.10.03'





# Exhibit H

## Landscape Exhibits

Landscape Architect  
**STUDIO fta**  
 1400 Ross Avenue, Suite 1000  
 Dallas, TX 75201  
 Phone: (214) 750-1800  
 Fax: (214) 750-1801  
 www.studiofta.com

**IBP 190**

CORPORATION  
 STUDIO fta Job Number  
 2023-607

Client

**BILLINGSLEY**  
 COMPANY

10000 North Central Expressway  
 Suite 1000  
 Dallas, TX 75201  
 Consultant

Revisions

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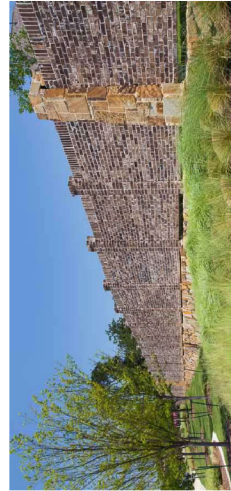
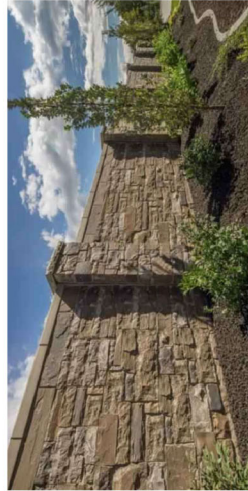
Keymap

Scale North  
 P.L.A.S. PLANNING AND ZONING  
 Date: 01/23/2024  
 Drawing Name  
 MASONRY SCREEN WALL

Sheet Number  
**LP-008**  
 NOT FOR CONSTRUCTION  
 PROFESSIONAL SEAL

NOTES

- MASONRY SCREEN WALL TO BE BUILT TO THE CITY STANDARDS ESTABLISHED IN SECTION OF THE GENERAL DESIGN STANDARDS.
- PHOTOS ARE REPRESENTATIVE EXAMPLES AND ACTUAL DESIGN WILL BE DETERMINED AT THE TIME OF DEVELOPMENT.



1 MASONRY SCREEN WALL CONCEPTS @ OAK CREEK ESTATES  
 CONSULTANT

# Exhibit H

## Landscape Exhibits

Landscape Architect  
**STUDIO** **tra**  
 1402 DALLAS STREET, SUITE 100  
 DALLAS, TEXAS 75204  
 PHONE: 214.733.8800 FAX: 214.733.8801  
 WWW.STUDIO-TRA.COM

**IBP 190**

CONSTRUCTION  
 STUDIO Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

8000 W. CAMP  
 SUITE 400  
 DALLAS, TX 75201  
 Consultant

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KEYMAP

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 PLANNING AND ZONING  
 Date  
 01.23.2024  
 Drawing Name  
 PARKING LOT SCREENING

Sheet Number  
 NOT FOR CONSTRUCTION

**LP.009**

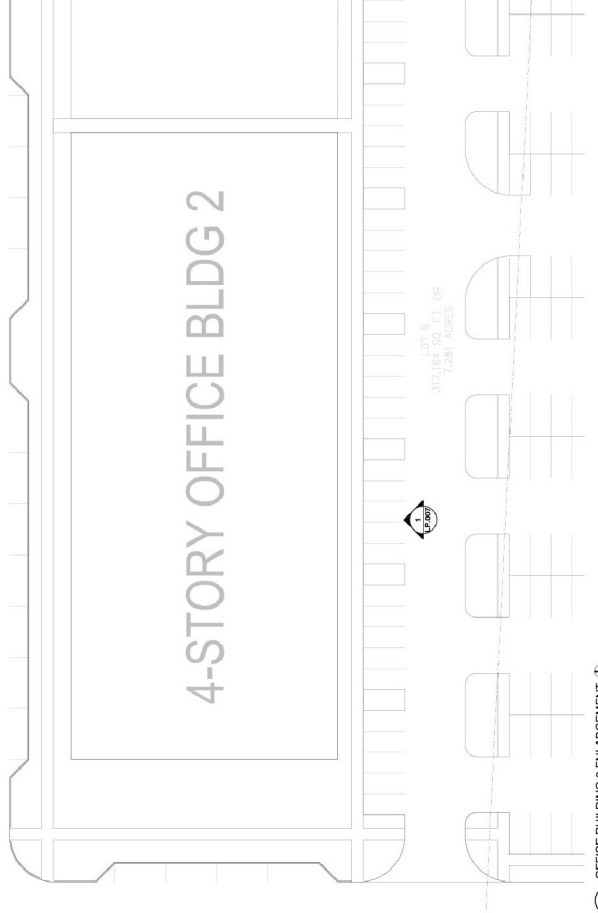
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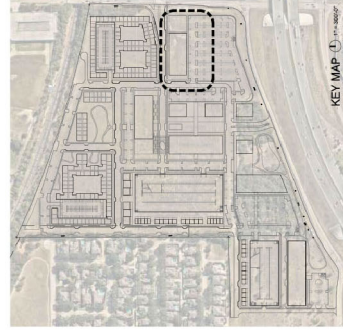
2 PARKING LOT SCREENING - OPTION 1  
CONSTRUCTION RENDERING



3 PARKING LOT SCREENING - OPTION 2  
CONSTRUCTION RENDERING



1 OFFICE BUILDING 2 ENLARGEMENT ①  
PLAN



KEY MAP ①

# Exhibit H

## Landscape Exhibits

Landscape Architect  
**STUDIO tra**  
 1405 DAWSON PARKWAY, SUITE 100  
 DALLAS, TEXAS 75204  
 PHONE: 214.733.8888  
 WWW.STUDIOTRA.COM

**IBP 190**

CONSTRUCTION  
 3770 DITTS Job Number  
 2023-007

Client

**BILINGSLEY**  
 COMPANY

BDCG, INC.  
 1000 WEST WILSON AVENUE, SUITE 1070  
 DALLAS, TEXAS 75201  
 Consultant

Revisions

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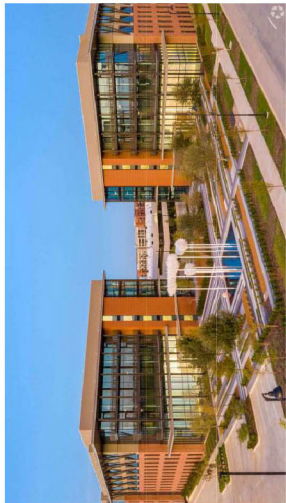
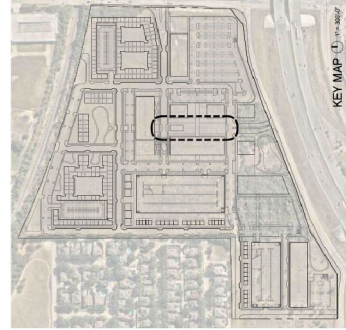
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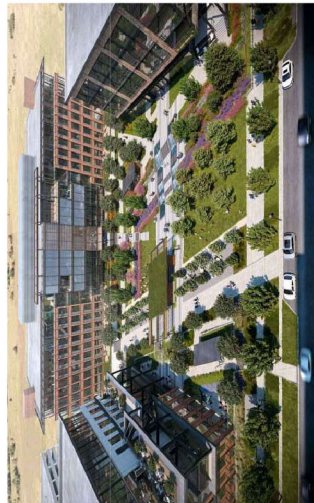
Keymap

Phase  
 PLANNING AND ZONING  
 Date  
 07/23/2024  
 Drawing Name  
 CAMPUS QUAD

Sheet Number  
 LP-010  
 NOT FOR CONSTRUCTION  
 JOHN DORRILL, PLS, AIA



3 CHARACTER IMAGERY



2 CHARACTER IMAGERY

# Exhibit H

## Landscape Exhibits

LANDSCAPE ARCHITECT  
**STUDIO frr**  
 1800 Dallas Park, Suite 400, Dallas, TX 75251  
 PHONE: 214.752.8811 FAX: 214.752.8812  
 WWW.STUDIOFRR.COM

**IBP 190**

CARROLLTON, TX  
 STUDIO frr Job Number  
 2023-407

Client

**BILLINGSLEY**  
 COMPANY

BBDC, INC.  
 10000 North Central Expressway  
 Suite 400  
 Dallas, TX 75201  
 Consultant

Revisions

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Scale

North

KEYMAP

Scale North

Phase  
 PLANNING AND ZONING

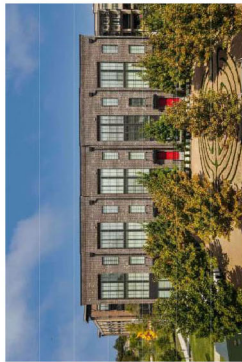
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Drawing Name  
**POCKET PARK**

Sheet Number  
**LP.011**  
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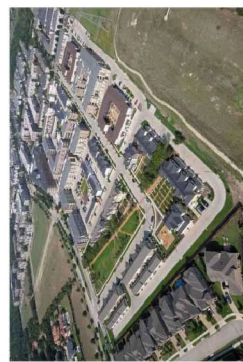
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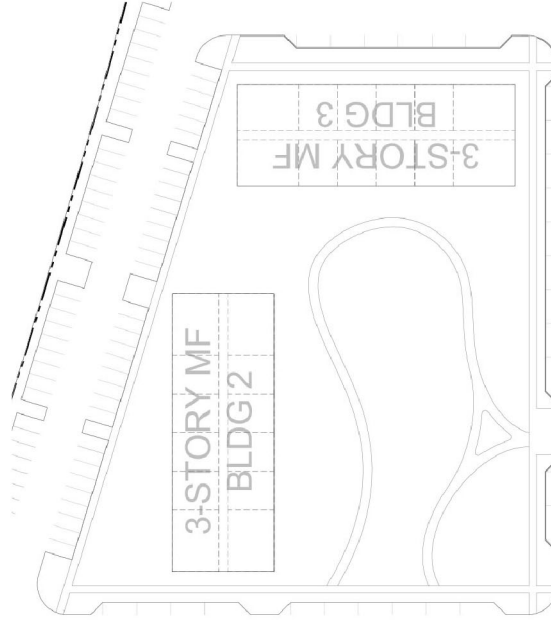
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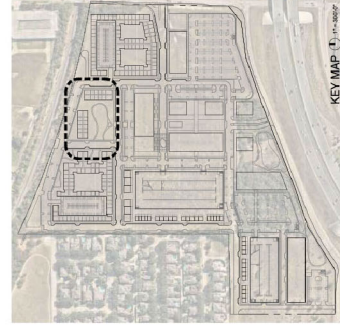
4 CHARACTER IMAGERY



3 CHARACTER IMAGERY



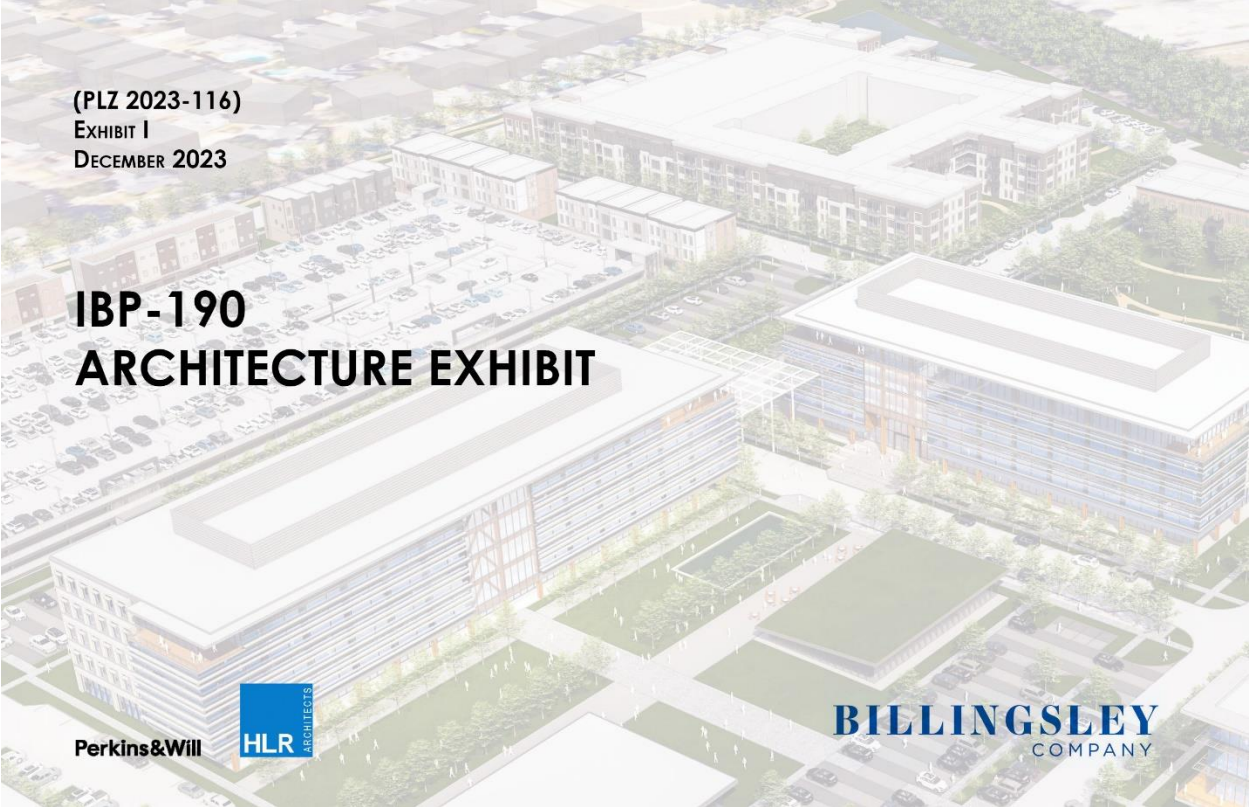
1 POCKET PARK ENLARGEMENT  
 1/2" = 30'



KEYMAP 1/2" = 30'



Exhibit I  
Conceptual Buildings Architectural Plans



# Exhibit I

## Conceptual Buildings Architectural Plans



# Exhibit I

## Conceptual Buildings Architectural Plans



# Exhibit I

## Conceptual Buildings Architectural Plans



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 1**  
10.20.2023

H L R  
A R C H I T E C T S



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 2 AND 3**  
10.20.2023

H L R  
A R C H I T E C T S

# Exhibit I

## Conceptual Buildings Architectural Plans



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

BUILDING 4  
10.20.2023

**HLR**  
ARCHITECTS



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

BUILDING 4 ACROSS FROM SINGLE FAMILY  
10.20.2023

**HLR**  
ARCHITECTS

# Exhibit I

## Conceptual Buildings Architectural Plans



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 4 ACROSS FROM SINGLE FAMILY**  
10.20.2023

H L R  
A R C H I T E C T S



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 5 AND 6**  
10.20.2023

H L R  
A R C H I T E C T S

# Exhibit I

## Conceptual Buildings Architectural Plans



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 7 AND 10**  
10.20.2023

H L R  
A R C H I T E C T S



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

**BUILDING 8 AND 9**  
10.20.2023

H L R  
A R C H I T E C T S

# Exhibit I

## Conceptual Buildings Architectural Plans



B I L L I N G S L E Y  
C O M P A N Y

**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

BUILDING 11 TO 13  
10.20.2023

**HLR**  
ARCHITECTS



B I L L I N G S L E Y  
C O M P A N Y

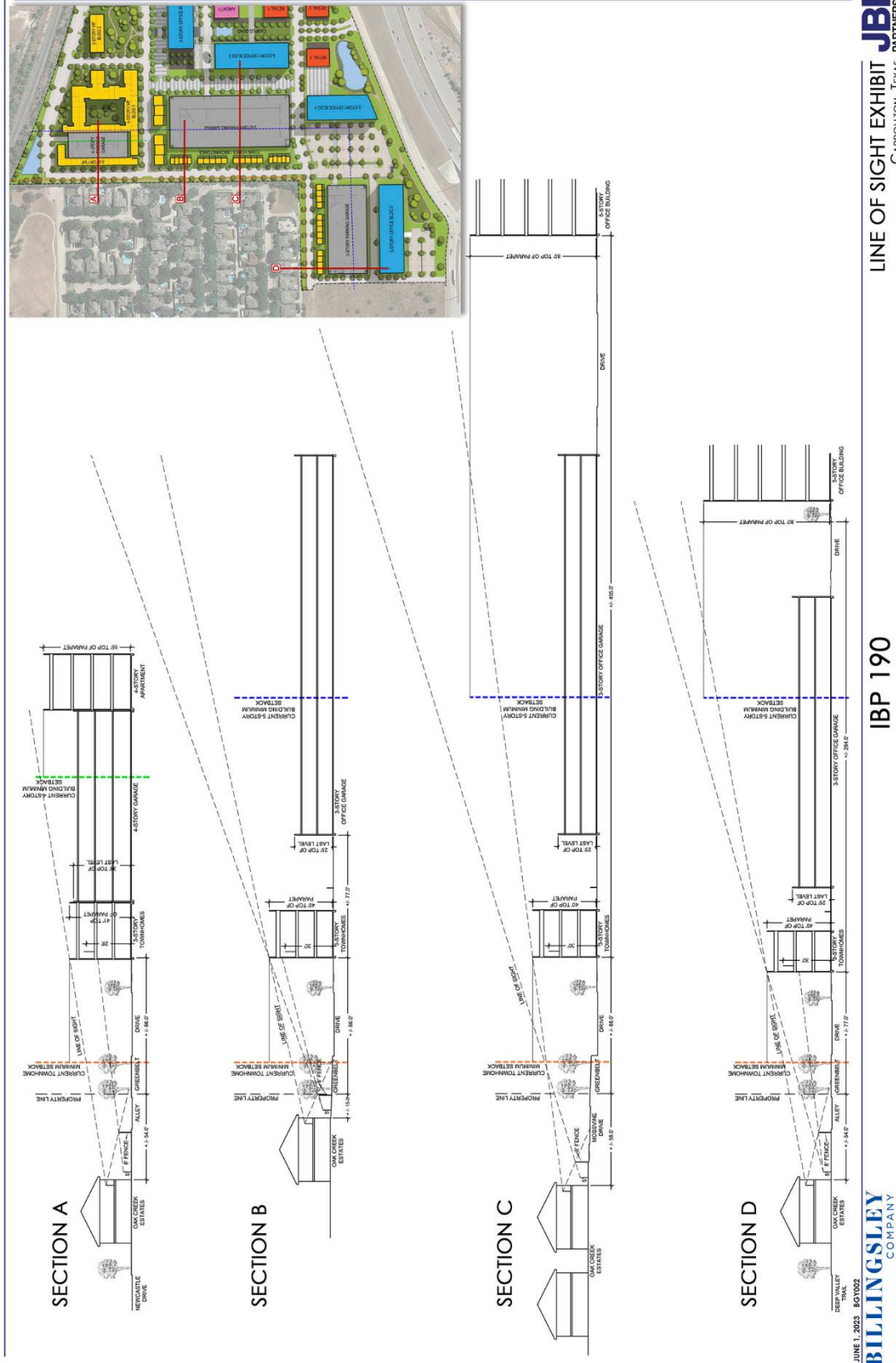
**IBP 190 CAMPUS - MF**  
CARROLLTON, TX

ELEVATIONS ALONG SINGLE FAMILY NEIGHBORHOOD  
10.20.2023

**HLR**  
ARCHITECTS



# Exhibit J Line of Sight Plans



**JBI**  
CARROLLTON, TEXAS PARTNERS

**LINE OF SIGHT EXHIBIT**

**BILLINGSLEY**  
COMPANY

JUNE 1, 2023 BC7002