

RESULTS SHEET

Date: 06/09/26

Case No./Name: PLZ 2026-061 AutoZone Auto Parts Store

A. STIPULATIONS AND RECOMMENDATIONS

The underlined text is added to the development standards for PD-212. Staff recommends **APPROVAL** amending PD-212 to allow “automobile, motor vehicle, and watercraft parts sales” without a Special Use Permit, to modify conceptual plans, and to revise development standards with the following stipulations:

Permitted Uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles 21 and 32 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Uses:

Drive-Through Window For Buildings A, C, and D

Automobile, Motor Vehicle, And Watercraft Parts Sales For Building B

Special Development Standards:

1. Development shall be in accordance with the attached proposed Conceptual Site Plan, proposed Conceptual Landscape Plan and proposed Conceptual Building Elevations.
2. Unobstructed sight visibility shall be maintained at intersections along Josey Lane and in conformance with the Carrollton Code of Ordinances, as may be amended.
3. The roof access ladders for buildings shall provide “up-and-over” ladders so the parapet provides screening to the RTUs.
4. Rooftop mechanical equipment shall be screened on all sides of the building at a height that is as high as or higher than the rooftop equipment that is being screened.
 - a. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building.
 - b. The use of a parapet wall or specially designed rooftop penthouse enclosure is the

preferred method of screening for rooftop mechanical equipment.

- c. Building C shall provide required rooftop unit screening for the western elevation.
5. All requirements of Article 25 Landscape and Buffering of the Comprehensive Zoning Ordinance shall be met, with the following exceptions:
 - a. An average 20-foot wide landscape buffer shall be maintained from the front property line along FM 544 and Josey Lane. In no instance shall the landscape buffer be less than 15-foot wide. Not more than 50% of the required buffer area may be in the form of turf grass. No greater than four feet of the landscape buffer may encroach into the right-of-way along Josey Lane for Building A with a license agreement.
 - b. Shade trees shall be planted at an average interval of 25 feet along Parker Road and Josey Lane.
 - c. Berming shall be provided in the landscape buffer along Josey Lane.
 - d. The northeastern most section of Building D's tract shall consist of four shade trees, 3 ornamental trees, one large landscape bed and shall be reviewed at time of permitting.
 - e. Install grasses and flowering plants on the north side of Building D's tract between the street and canopy and ornamental trees.
 - f. The following screening shall be required along the west property line:
 - 1) A masonry screening wall shall be required next to the multi-family development.
 - 2) A masonry screening wall shall not be required for Building A.
 - 3) A minimum 10-foot-wide landscape buffer shall be provided. The landscape buffer for Building A may be reduced to no less than 5 feet.
 - g. In the occurrence of overhead powerlines, three ornamental trees may be planted in lieu of each required shade tree.
 - h. An association shall be created to maintain common areas, including but not limited to, detention ponds and landscaping.
6. In the event there is any inconsistency between the text of this Ordinance and any conceptual plan, the text of this Ordinance shall control.

B. P&Z ACTION from P&Z meeting: 05/07/26:
Result: **APPROVED** /Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 06/09/26:
Result: /Vote: