

PLANNING DEPARTMENT

PLANNED DEVELOPMENT NO. 215

CITY OF CARROLLTON

DEVELOPMENT NAME: First United Methodist Church

Date: 01/06/2026

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO REPEAL AND REPLACE PLANNED DEVELOPMENT 215, ORDINANCE 3922, ON AN APPROXIMATELY 33-ACRE TRACT LOCATED AT 2205 EAST HEBRON PARKWAY AND THE NORTHEAST CORNER OF HEBRON PARKWAY AND ARBOR CREEK DRIVE; TO REPEAL AND REPLACE ORDINANCE NO. 3922 REESTABLISHING PLANNED DEVELOPMENT 215; TO ALLOW A REDUCTION IN THE REQUIRED SETBACK, AND TO MODIFY CONCEPTUAL 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 December 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-180); 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 January 2026, 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 33-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.**

Ordinance number 3922 establishing Planned Development 215 is hereby repealed and replaced.

**Section 3.**

Planned Development Number 215 located on an approximately 33-acre tract at the northeast corner of East Hebron Parkway and Arbor Creek Drive, generally depicted on Exhibit A, is hereby reestablished, to provide the following:

**Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Detached Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Detached Residential 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, except as otherwise provided in Section II below.

**Additional Permitted Uses**

1. Elementary and Secondary School, Public or Private
2. Private Pre-School and Child Day Care Service

**Development shall be in general conformance with the following special conditions, restrictions, and regulations:**

**General:**

1. Development shall be in general conformance with the Conceptual Site Plan, Exhibit C; Landscape Screening Plans, Exhibit D; Traffic Circulation Plans, Exhibits E and F; and Conceptual Building Elevations, Exhibit G.
2. The minimum setback for the eastern side setback of Tract 1, see Exhibit B, shall be zero-feet or 0-feet.
3. The minimum setback for the western side setback of Tract 2, see Exhibit B, shall be zero-feet or 0-feet.
4. The design and architectural features of the field house and all future additions shall be similar to the existing buildings.
5. The maximum number of students shall be: 779
  - a. Private Pre-School/ Child Day Care Service: 129
  - b. Elementary and Secondary School, Public or Private: 650
  - c. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).

**Streets and Traffic Mitigation:**

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 33-acre site.
2. Traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibits E and F.
3. Start and end times associated with the pre-school/Child Day Care Service and the Elementary/Secondary school shall be staggered by a minimum of 45 minutes.

**Landscaping/Screening:**

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance (CZO), shall be provided along the east line, outside of the drainage easement, and beginning at the north end of the sanctuary, as shown on the Landscape and Conceptual Site Plans.
  - a. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of 5 evergreen trees, be a minimum three 3-inch-caliper size at the time of planting and planted at a rate of 1 group for each 150-linear-feet of drainage easement.
  - b. A minimum 15-foot-wide landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East, as shown on the attached Exhibit D, in accordance with the Comprehensive Zoning Ordinance.

2. Landscape screening shall be provided along and east of the alley adjacent to Lots 10 - 20, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
  - a. 30-gallon evergreen trees shall be planted an average of 3 evergreen trees for every house backing to the landscape screening area (See Landscape Screening, Exhibit D);
  - b. Evergreen trees shall not be less than 10 feet from the alley;
  - c. As required in the Comprehensive Zoning Ordinance (CZO), the following shall be submitted to obtain permits:
    - i. Landscape plan providing the specific location and types of evergreen trees;
    - ii. Irrigation plan

#### **Athletic Field:**

1. Lighting poles, not to exceed 60 feet in height, shall be permitted for the football field.
2. Athletic field lighting shall be turned off no later than 10:30 p.m.
3. Lighting for parking lots and driveways shall be limited to 30 feet in height.
4. Scoreboard shall not exceed a maximum height of 23.5 feet, as shown on the conceptual site plan.
5. Two 25-second clocks with a maximum height of 6 feet shall be permitted, as shown on the conceptual site plan.
6. Bleachers shall be permitted on the east side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 66 feet long, 13 feet wide and a height of 7.5 feet.
  - b. Bleachers shall not exceed 6 rows.
7. Bleachers and a press box shall be permitted on the west side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 120 feet long, 46 feet wide and a height of 29.5 feet to the top of the security fence on top of the press box.
  - b. Bleachers on the west side of the football field shall not exceed 15 rows.

#### **Section 4.**

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

#### **Section 5.**

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

#### **Section 6.**

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

#### **Section 7.**

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

#### **Section 8.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 9.**

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

PASSED AND APPROVED this the Sixth day of January 2026.

CITY OF CARROLLTON

By: \_\_\_\_\_

Steve Babick, Mayor

ATTEST:

\_\_\_\_\_

Chloe Sawatzky

City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_

Meredith Ladd

City Attorney

\_\_\_\_\_

Emily Offer

Senior Planner

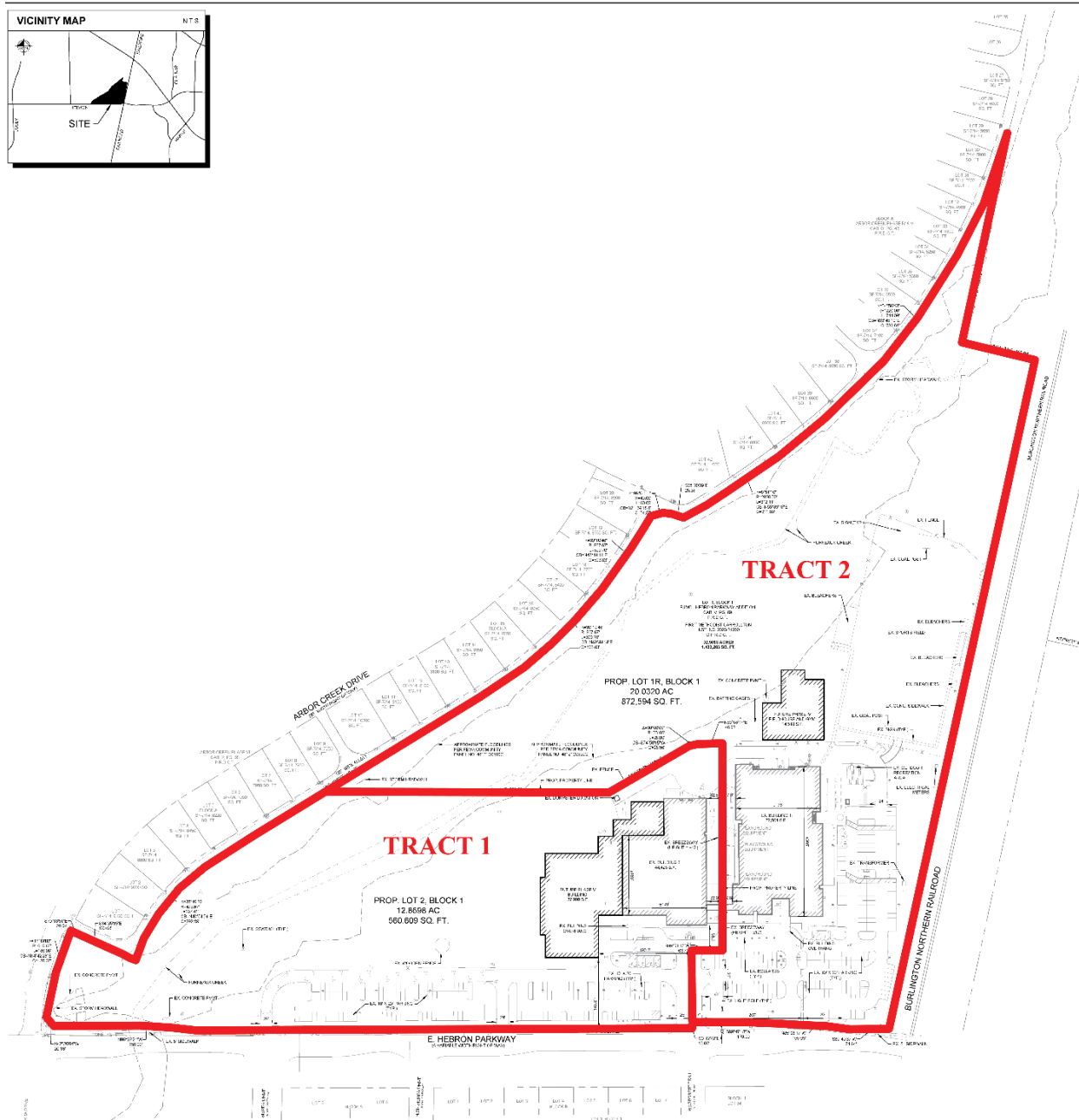
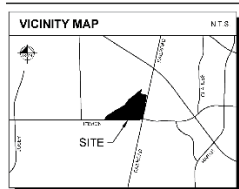
# Exhibit A

## Legal Description



# Exhibit B

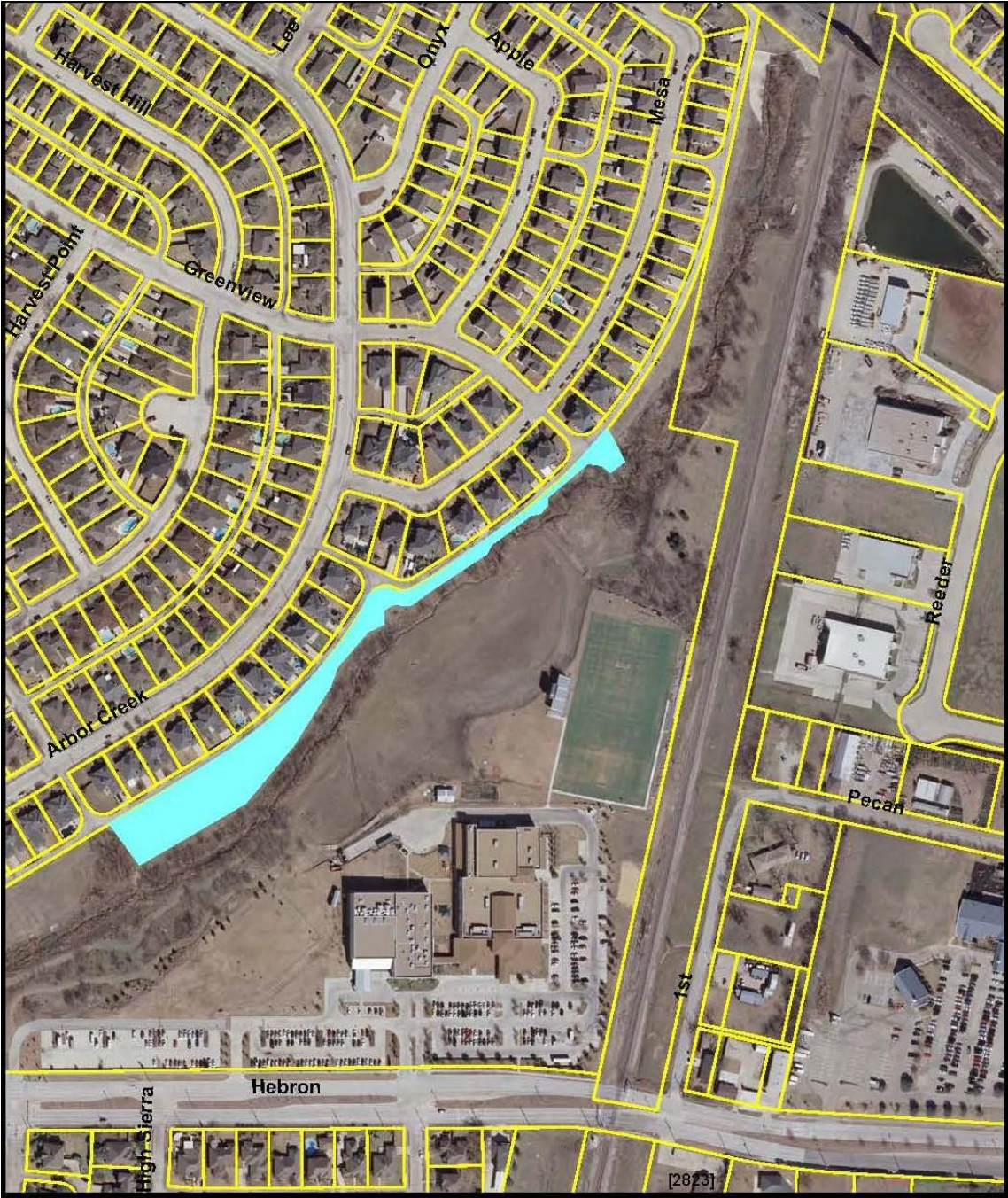
## Location & Tract






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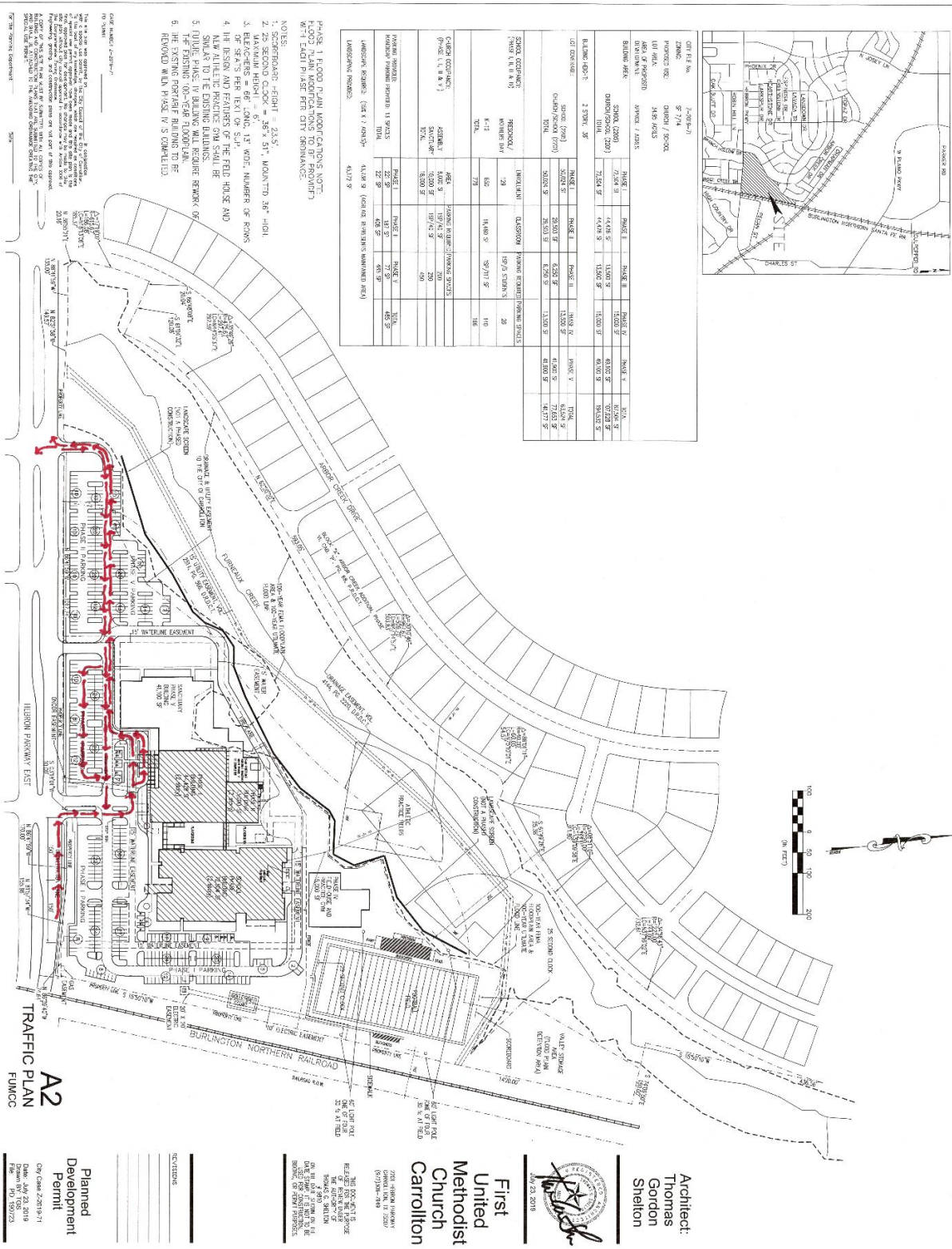
**Exhibit D**  
**Conceptual Landscape Screening Plan**



 Landscape Screening area.

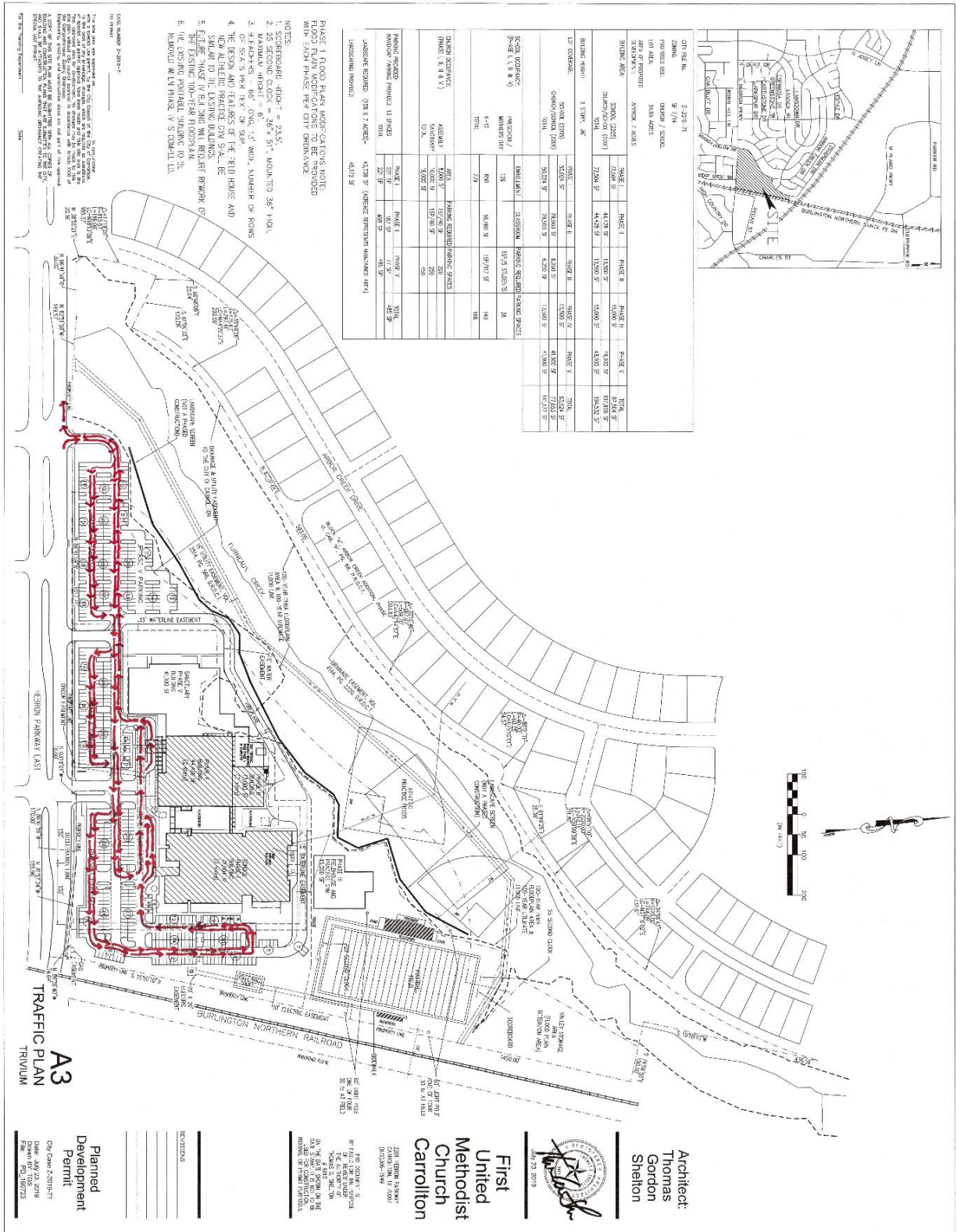


## Traffic Circulation Plan (Private Pre-School)



# Exhibit F

## Traffic Circulation Plan (Elementary and Secondary School)





# Exhibit G

## Conceptual Building Elevations

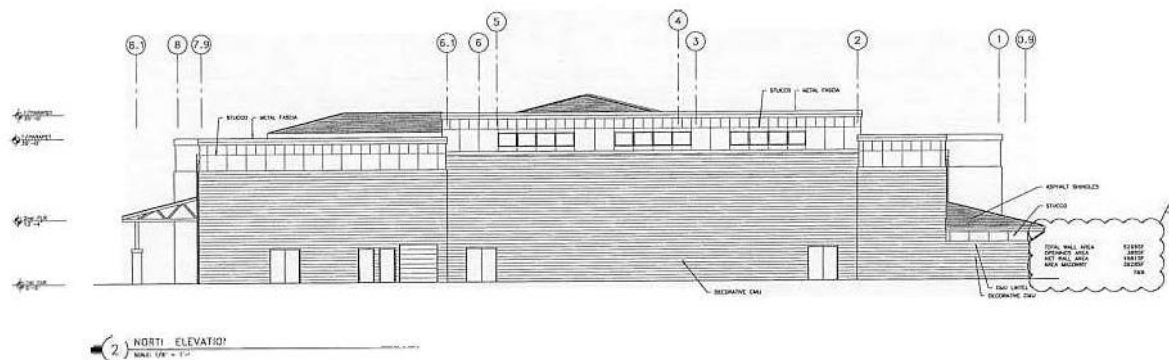
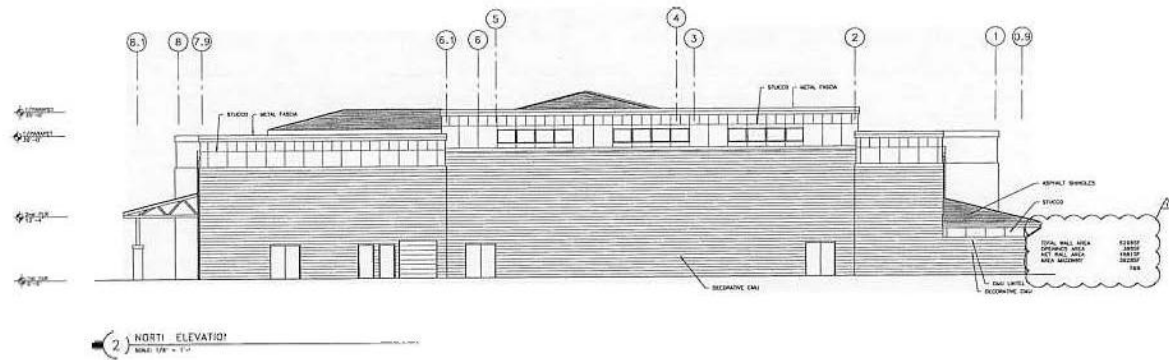
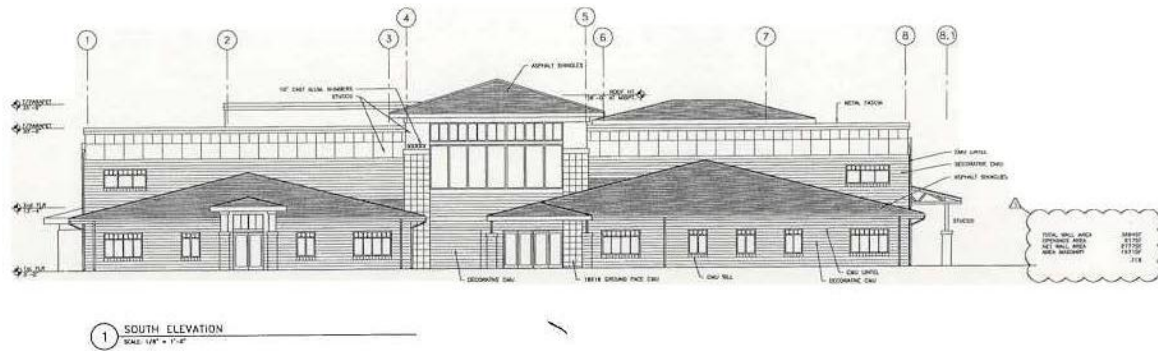


Exhibit G

Conceptual Building Elevations

