

PLANNING DEPARTMENT
City Of Carrollton
01/06/2026

PLANNED DEVELOPMENT NO. 211
DEVELOPMENT NAME: NEC Parker & Josey (Rezoning)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO ESTABLISH PLANNED DEVELOPMENT 211, ON AN APPROXIMATELY 17.2-ACRE TRACT LOCATED AT THE NORTHEAST CORNER OF PARKER ROAD AND JOSEY LANE; TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT TO REPEAL SPECIAL USE PERMIT (SUP-416), ORDINANCE NO. 3634, ALLOWING A GAS STATION; TO ALLOW A GASOLINE STATION, CAR WASH, RETAIL STORE IN EXCESS OF 75,000 SQUARE FEET, AND TO ALLOW PARKING AS A PRIMARY USE ON A SEPARATE LOT AND ACCESSORY TO THE RETAIL STORE IN EXCESS OF 75,000 SQUARE FEET; TO ALLOW OUTSIDE DISPLAY IN EXCESS OF 5 PERCENT; TO CREATE DEVELOPMENT STANDARDS AND TO PROVIDE 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 December 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-182); 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 17.2-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Ordinance 3634 establishing Special Use Permit (SUP-416) approved August 5, 2014, is hereby repealed.

Section 3.

Planned Development Number 211 located on an approximately 17.2-acre tract at the northeast corner of Parker Road and Josey Lane, described on Exhibit A and generally depicted on Exhibit B, is hereby established, to provide the following:

A. Permitted Uses – Tracts A & B

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 V. 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 except as otherwise provided below.

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 V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Uses:

1. Tract A.
 - a) Gas station;
 - b) Car wash;
 - c) Retail store in excess of 75,000 square feet of GLA;
2. Tract B.
 - a) Parking as primary use on a separate lot and accessory to the retail store in excess of 75,000 square feet on Tract A.

B. Special Development Standards

Development shall be in accordance with the following conditions, restrictions and regulations:

1. Development shall be in general accordance with the Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Elevations, and shown as Exhibits C, D, and E, respectively.
2. The gas station and car wash shall have elevations consistent with the main retail building.
3. Parking spaces required for the land use of retail, mixed/multiple use shopping center exceeding 50,000 square feet of total building area shall not have a maximum number of spots.
4. Maximum building height shall be 50-feet for the building on Tract A.
5. Required screening can be by Fencrete or other materials in-conformance with the Fence Ordinance and Comprehensive Zoning Ordinance. Screening against residential uses can be a maximum of twelve feet (12') in height.
6. Roof-mounted mechanical units shall not have a restriction on the location, size, or height, and can be screened individually or by a parapet wall. Parapet walls constructed for the purpose of screening shall be constructed to the height of the equipment, not to exceed six feet (6'). Rooftop screening shall be required if mechanical equipment is visible from the property line at eye level.
7. The area devoted to outside display shall not exceed twenty percent of the total floor area of the building, occupied by the retail store in excess of 75,000 square feet, and as shown on the conceptual site plan.
8. Mobile mini outdoor storage containers are allowed, accessory to the retail store in excess of 75,000 square feet, and shall locate behind the building outside of fire lanes.
9. Refuse containers located at the rear of the building shall not be required to be individually screened.
10. Outdoor storage areas, temporary or permanent, shall not be required to provide screening.
11. Parking lot landscape islands for the development shall be required at a rate of one island per 12 spaces. Landscaping in the parking lot landscape islands shall be in accordance with Article XXV. of the Zoning Ordinance.
 - a. One shade tree shall be required for each 12 parking spacing or fraction thereof.
12. Trees shall not be required within two hundred (200') of the front façade for the primary building. Landscape areas within two hundred feet (200') shall be planted with shrubs at a ratio of 5:1 in lieu of trees.

13. A landscape island shall be provided at the end of each row and at a minimum interval of 12 parking spaces, when such row is longer than 12 spaces.
14. A minimum of 10% of the gross lot shall be landscaped.
15. All parking shall be located within 200 feet of a tree located within the same parking area.
16. The landscape buffer shall be planted in accordance with the attached conceptual landscape plans. A maximum of 50% of the landscape buffer may be planted in grass or turf.
17. Two three-inch caliper street trees are required for every 200 linear feet of frontage and may be planted within the property in lieu of easement conflicts.
18. Additional trees shall not be required for lot area.
19. Foundation shrubs shall not be required.

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. Ordinance 3634 establishing Special Use Permit (SUP-416), approved August 5, 2014, is hereby repealed.

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:

Meredith Ladd
City Attorney

APPROVED AS TO CONTENT:

Loren Shapiro, AICP
Planning Manager

EXHIBIT A

Description

LEGAL DESCRIPTION

BEING a 17.1402 acre (746,628 square foot) tract of land situated in the T. A. West Survey, Abstract No. 1345, Denton County, Texas, and being all of a called 17.135 acre tract of land described in the Special Warranty Deed to HEB Grocery Company, LP, recorded in Instrument No. 2014-79799 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "MCADAMS BOUNDARY" cap found at the easternmost northeast corner of the said called 17.135 acre tract, and being the southeast corner of Block A, Lakewood Hills East Addition Phase II, an addition to the City of Lewisville according to the plat recorded in Instrument No. 2020-429 of the Plat Records of Denton County, Texas;

THENCE South 01°43'37" East, along the easternmost east line of the said called 17.135 acre tract, a distance of 300.34 feet to a point for corner, being the southeast corner of the said 17.135 acre tract, and being the northeast corner of a called 33,285 square foot tract of land described in the Deed to the County of Denton, Texas, recorded in Instrument No. 2009-60863 of the said Official Public Records, and being in the north right-of-way line of Parker Road, a variable width right-of-way;

THENCE along the north line of the said called 33,285 square foot acre tract and the south line of the said called 17.135 acre tract and the said north right-of-way line, the following four (4) calls:

South 89°04'02" West, a distance of 332.18 feet to an aluminum disk found for corner, being the beginning of a non-tangent curve to the right with a radius of 966.50 feet, a central angle of 05°08'23", and a chord bearing and distance of North 88°22'23" West, 86.67 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 86.70 feet to an aluminum disk found for corner, being the beginning of a reverse curve to the left with a radius of 1,033.50 feet, a central angle of 04°51'05", and a chord bearing and distance of North 88°13'43" West, 87.48 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 87.51 feet to an aluminum disk found for corner;

South 89°04'02" West, a distance of 566.04 feet to a 5/8-inch iron rod found for corner, being the southeast end of a right-of-way corner clip at the intersection of the said north right-of-way line and the east right-of-way line of North Josey Lane, a variable width right-of-way, and being in the east line of a called 27.083 acre tract of land described in the Deed to the State of Texas, recorded in Instrument No. 1995-80045 of the said Official Public Records;

THENCE North 45°13'53" West, along the said right-of-way corner clip and the said east line, a distance of 80.13 feet to a brass disk found for corner, being the northwest end of the said right-of-way corner clip;

THENCE along the west line of the said called 17.135 acre tract and the said east line and the said east right-of-way line, the following four (4) calls:

North 00°26'02" West, a distance of 14.70 feet to a point for corner, from which a brass disk found for reference bears South 38°15'31" East, a distance of 1.77 feet, and being the beginning of a non-tangent curve to the left with a radius of 1,205.92 feet, a central angle of 13°30'57", and a chord bearing and distance of North 07°16'40" West, 283.81 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 284.47 feet to a brass disk found for corner;

North 13°34'17" West, a distance of 105.54 feet to a brass disk found for corner, and being the beginning of a non-tangent curve to the left with a radius of 1,210.92 feet, a central angle of 18°53'00", and a chord bearing and distance of North 28°28'08" West, 397.29 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 399.09 feet to a cut "X" in stone column found at the westernmost southwest corner of said Block A and the northwest corner of the said called 17.135 acre tract;

THENCE South 89°40'02" East, along a south line of said Block A, and the north line of the said called 17.135 acre tract, a distance of 949.29 feet to a 1/2-inch iron rod with "MCADAMS BOUNDARY" cap found for the northernmost northeast corner of the said called 17.135 acre tract;

THENCE South 01°47'22" East, along the southernmost west line of said Block A, and the westernmost east line of the said called 17.135 acre tract, a distance of 487.25 feet to a mag nail found for the southernmost southwest corner of said Block A and an interior corner of the said called 17.135 acre tract;

THENCE South 89°40'27" East, along the southernmost south line of said Block A and the southernmost north line of the said called 17.135 acre tract, a distance of 405.74 feet to the **POINT OF BEGINNING** and containing 746,628 square feet or 17.1402 acres of land, more or less.

Exhibit B

General Depiction



Exhibit C

Conceptual Site Plan

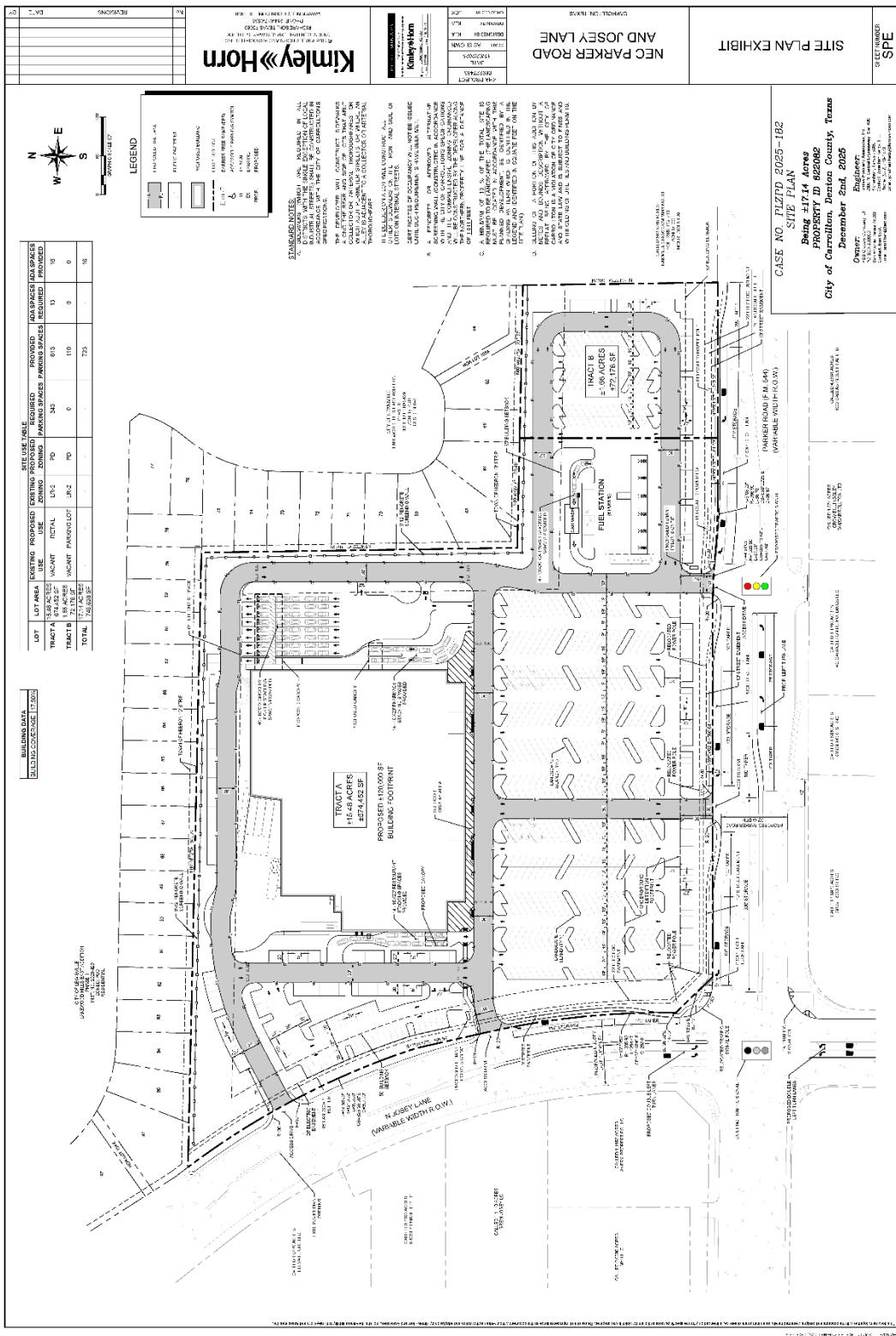


Exhibit D

Conceptual Landscape Plans

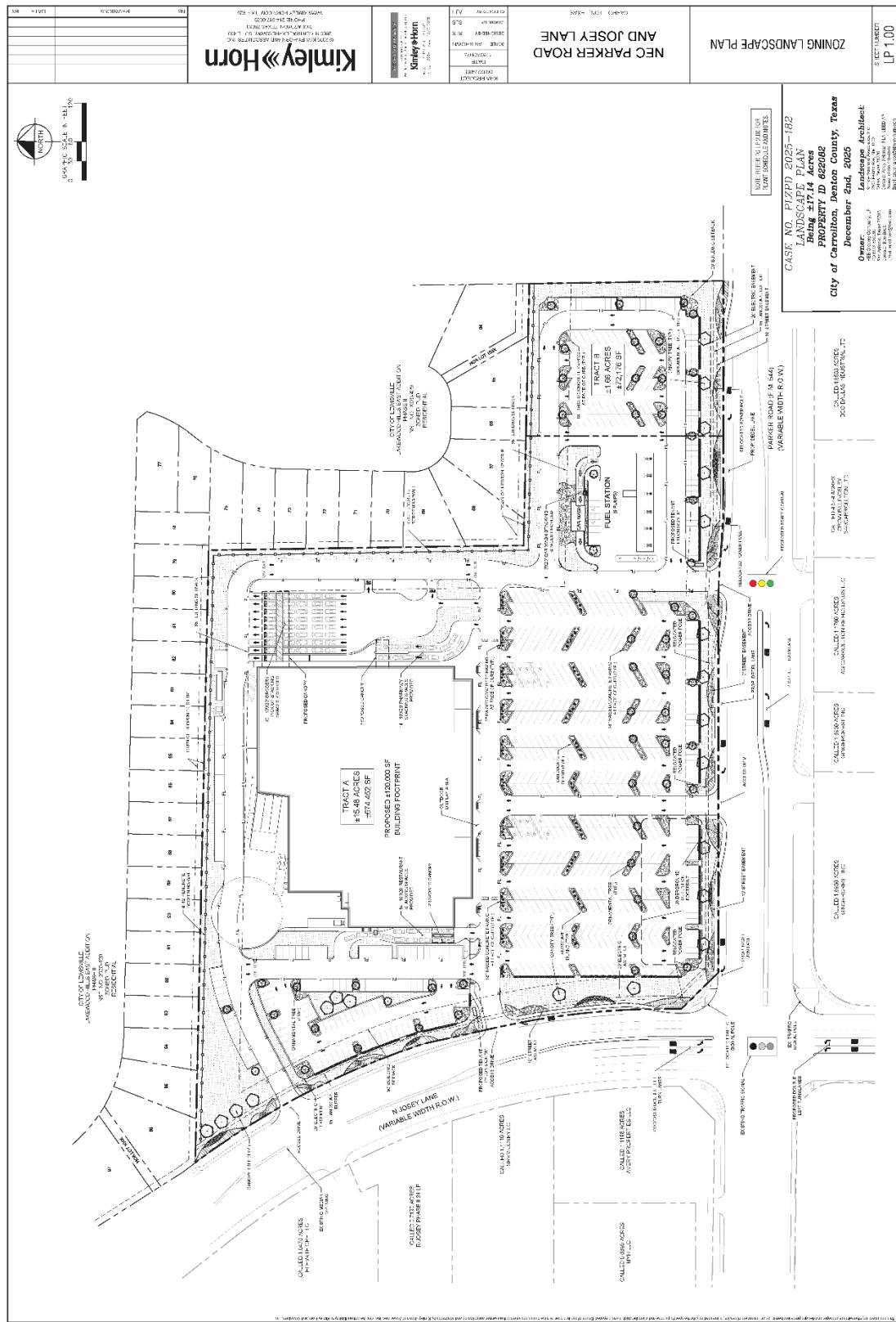


Exhibit E

Conceptual Elevations

