

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 06/09/26

PLANNED DEVELOPMENT NO. 005
WALMART GASOLINE STATION
PD-005 AMENDMENT

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PROVISIONS OF ORDINANCE NUMBER 3366 AND THEREBY SUPERSEDING ORDINANCE NUMBER 4032 IN ITS ENTIRETY TO AMEND PLANNED DEVELOPMENT NUMBER 005 FOR A CERTAIN 22-ACRE TRACT LOCATED AT 1213 EAST TRINITY MILLS ROAD, TO AMEND TRACT 3 FOR THE (LR-2) LOCAL RETAIL DISTRICT TO ALLOW A GASOLINE STATION WITHOUT A SPECIAL USE PERMIT, AND TO MODIFY CONCEPTUAL PLANS AND TO REVISE DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Seventh day of May 2026, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. PLZ 2026-017); 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 Ninth day of June 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 22-acre parcel (Tract 3); 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 of the residents of the City:

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.

The regulations of Ordinance 3366 approved March 2, 2010, for Planned Development Number 05 are hereby amended in part for that portion of Newcrest Centre Subdivision, Lot 1R, Block A, located in Tract 3 (subject area), approximately 22-acres, and including the adjacent north ½ right-of-way of Trinity Mills Road near adjoining 1213 E. Trinity Mills Road, and shown on Exhibits L and M.

Section 3.

Section 3 of Ordinance 3366 is hereby amended to include the following:

“4. For Tract 3, additional permitted use allowed by right shall be in general conformance with the conceptual building elevations, conceptual site plans, and conceptual landscape plans depicted in Exhibits N, O and P, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

Additional Permitted Use

Gasoline Station

- a. Signs shown are for illustrative purposes only and shall be reviewed separately for permitting.
- b. In the event there is any inconsistency between the text of this Ordinance and any conceptual plan, the text of this Ordinance shall control.”

Section 4.

Section 4 of Ordinance 3366 is hereby amended to read as follows:

“Restaurants

That a maximum of five (5) restaurants with drive-through service shall be allowed in accordance with the following development schedule:

A maximum of three (3) restaurants with drive-through service shall be permitted until one (1) dine-in restaurant, consisting of minimum floor area of 5,000 square feet with no drive-in, drive-up or drive-through facilities is constructed on site. Following the construction of the first dine-in restaurant, additional drive through service restaurants shall be permitted for a maximum of five (5) restaurants with drive through service.”

Section 5.

Section 5, subsection B.2., Ordinance 3366, is hereby amended to read as follows:

“1. Development of Tract 3 shall be in general conformance with the conceptual elevations, and conceptual site plan and conceptual landscape plan depicted in Exhibits N, O, and P respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

- a. The landscaping shall be consistent with the requirements in the Comprehensive Zoning Ordinance, Article 25 Landscaping and Screening.”

Section 6.

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

Section 7.

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 8.

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

Section 9.

Ordinance 3366, and Ordinance 1470, otherwise known as the Comprehensive Zoning Ordinance, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 10.

To the extent of any prior ordinance of the City of Carrollton, or any provision, clause, phrase, sentence or paragraph contained therein, conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 11.

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

PASSED AND APPROVED this the Ninth day of June 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

Joseph Haefner
Assistant City Attorney III

APPROVED AS TO CONTENT:

Michael McCauley
Senior Planner

EXHIBIT L
LOCATION AND TRACTS

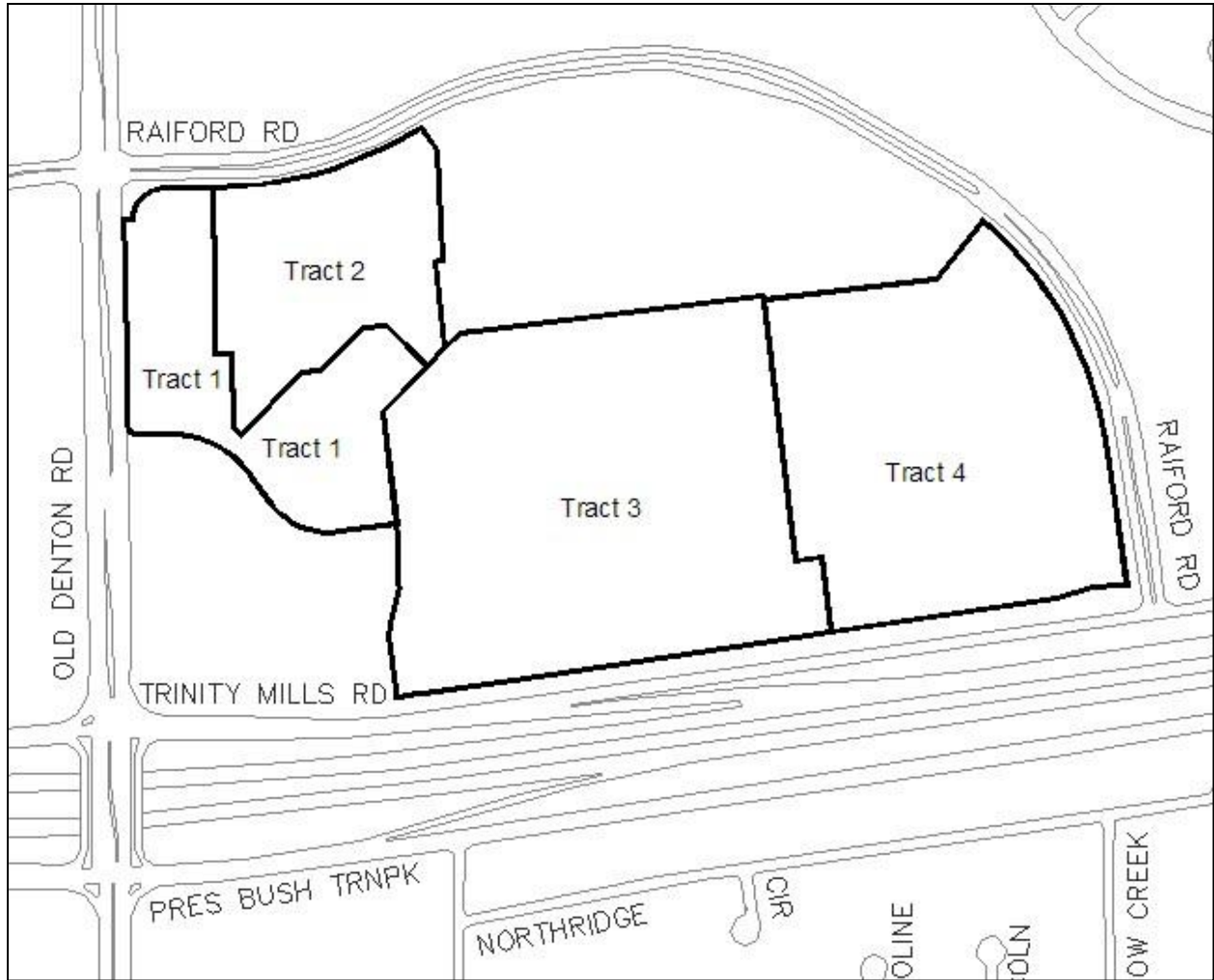



EXHIBIT M
LOCATION MAP

Portion of Newcrest Centre Subdivision, Lot 1R, Block A (Tract 3)
and adjacent north ½ right-of-way of Trinity Mills Road



EXHIBIT N (2 OF 4) CONCEPTUAL ELEVATIONS (NEWCREST COFFEE CENTRE)



The Nunnally Studio
Architectural Interior Photography
3274 N. 24th Street, Suite 2100
Phoenix, AZ 85016
Tel: 214-400-0003
Fax: 214-400-0003
www.nunnallystudio.com

Property Owner:
Lava Drinks
2500 E. Camelback Road, Suite 200
Phoenix, AZ 85016
Tel: 480-938-2328

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THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Project No: TX3004
Dutch Bros Coffee - New Freestanding Store
1213 Trinity Mills Rd
Carrollton, Texas 75006
Parcel #14081830041R0000
Grants Pass, OR 97526
Tel: Dutch Bros Coffee
Carrollton, Texas 75006

Revisions:
1. CITY PLAN 1802021
Drawn By: MS
Checked By: MS
Date: 07/18/2021
Project #: 2021.170004

CITY FILE NO. RLZ.2021-103

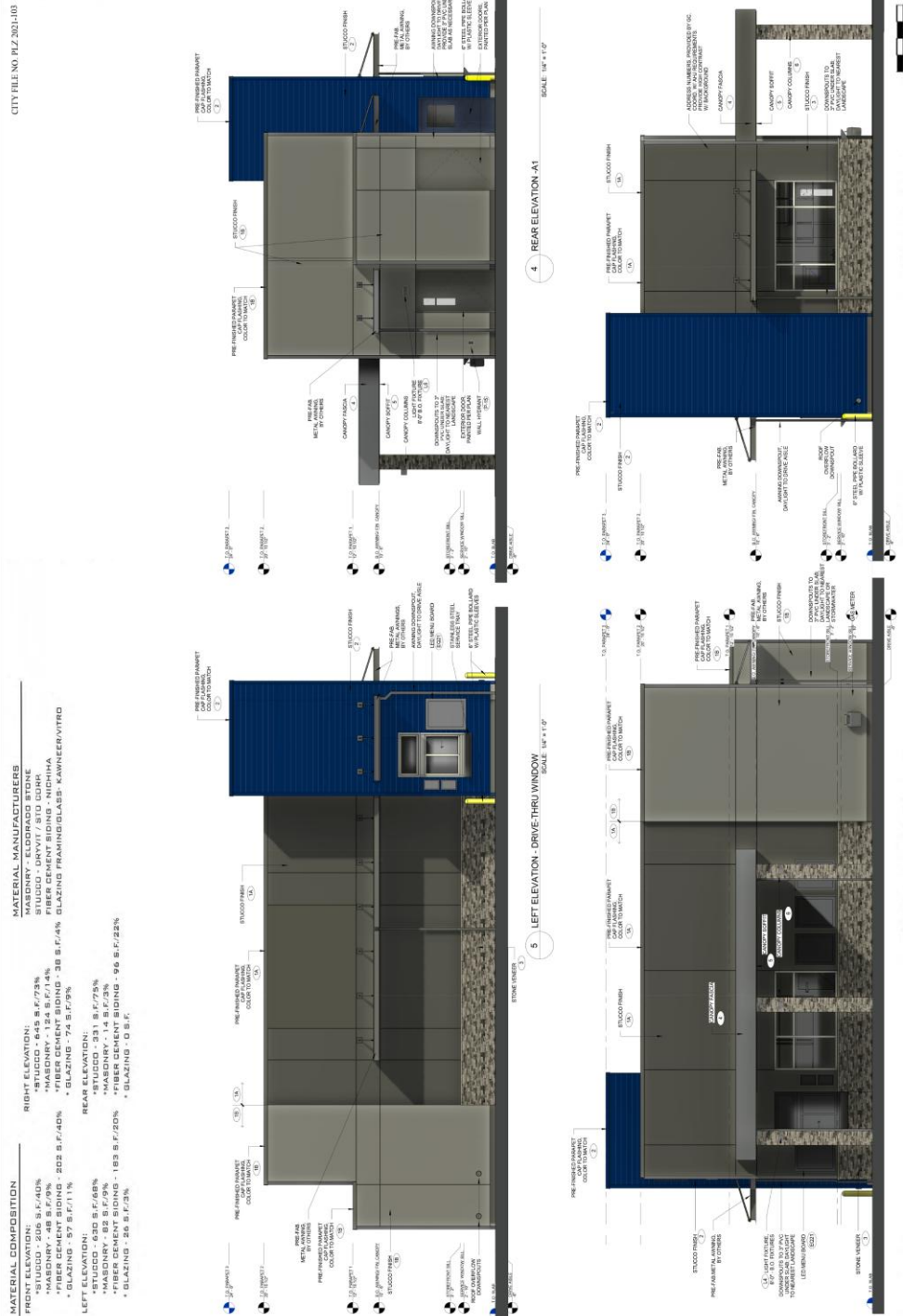
MATERIAL COMPOSITION

FRONT ELEVATION:
 *STUCCO - 206 S.F./40%
 *HARDENED CONCRETE - 15 S.F./3%
 *FIBER CEMENT SIDING - 38 S.F./4%
 *GLAZING - 57 S.F./11%
 *GLAZING - 74 S.F./9%
 *GLAZING - 0 S.F./0%

RIGHT ELEVATION:
 *STUCCO - 645 S.F./73%
 *HARDENED CONCRETE - 15 S.F./2%
 *FIBER CEMENT SIDING - 202 S.F./40%
 *GLAZING - 57 S.F./11%
 *GLAZING - 74 S.F./9%
 *GLAZING - 0 S.F./0%

REAR ELEVATION:
 *STUCCO - 331 S.F./75%
 *HARDENED CONCRETE - 15 S.F./4%
 *FIBER CEMENT SIDING - 96 S.F./22%
 *GLAZING - 0 S.F./0%

LEFT ELEVATION - DRIVE THRU WINDOW:
 *STUCCO - 630 S.F./68%
 *HARDENED CONCRETE - 15 S.F./2%
 *FIBER CEMENT SIDING - 183 S.F./20%
 *GLAZING - 26 S.F./3%



4 REAR ELEVATION - A1 SCALE: 1/4" = 1'-0"

5 LEFT ELEVATION - DRIVE THRU WINDOW SCALE: 1/4" = 1'-0"

2 RIGHT ELEVATION - WALK-UP WINDOW - A1 SCALE: 1/4" = 1'-0"

CONCEPTUAL EXTERIOR ELEVATIONS
A101

EXHIBIT N (3 OF 4) CONCEPTUAL ELEVATIONS (WALMART GASOLINE STATION)

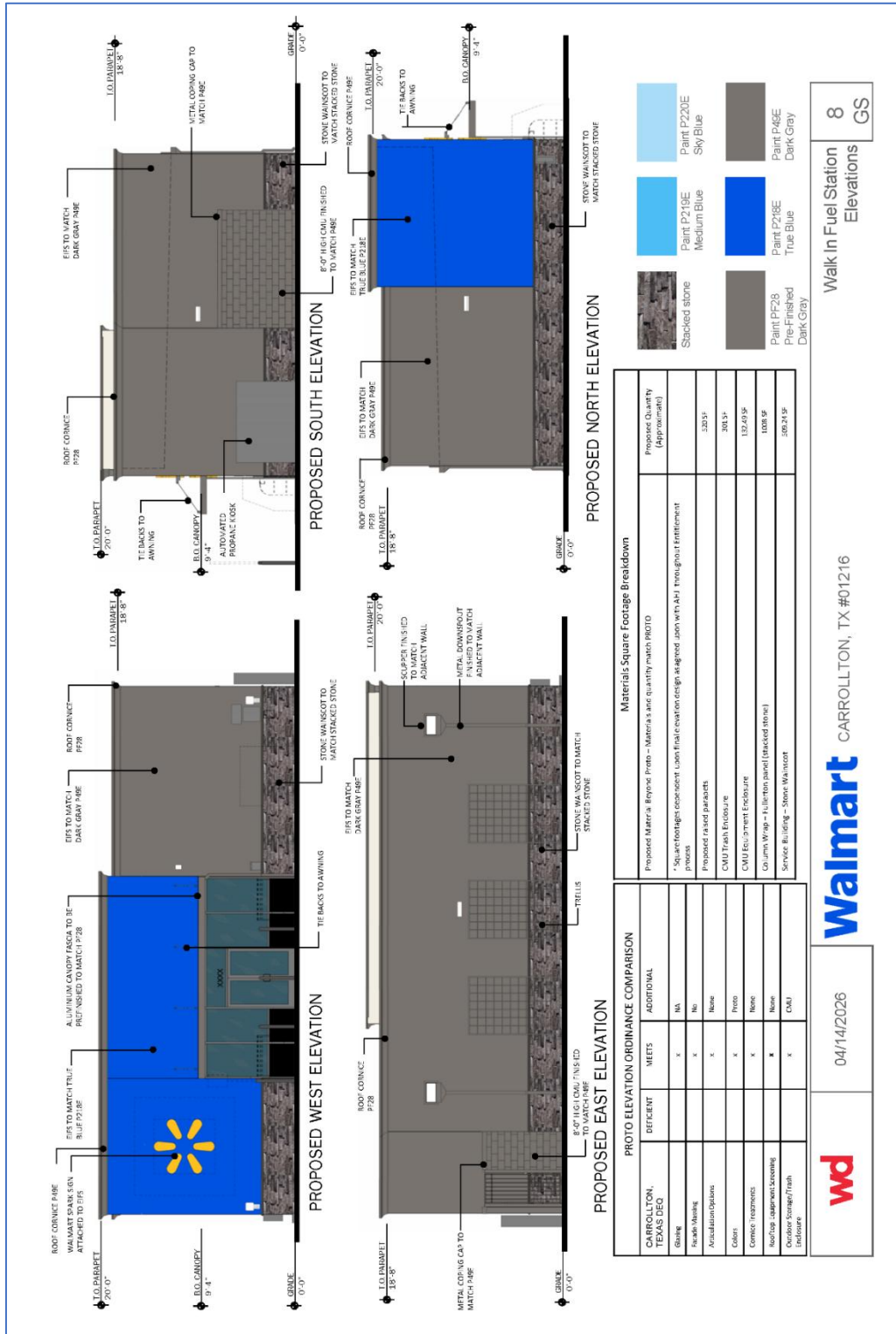
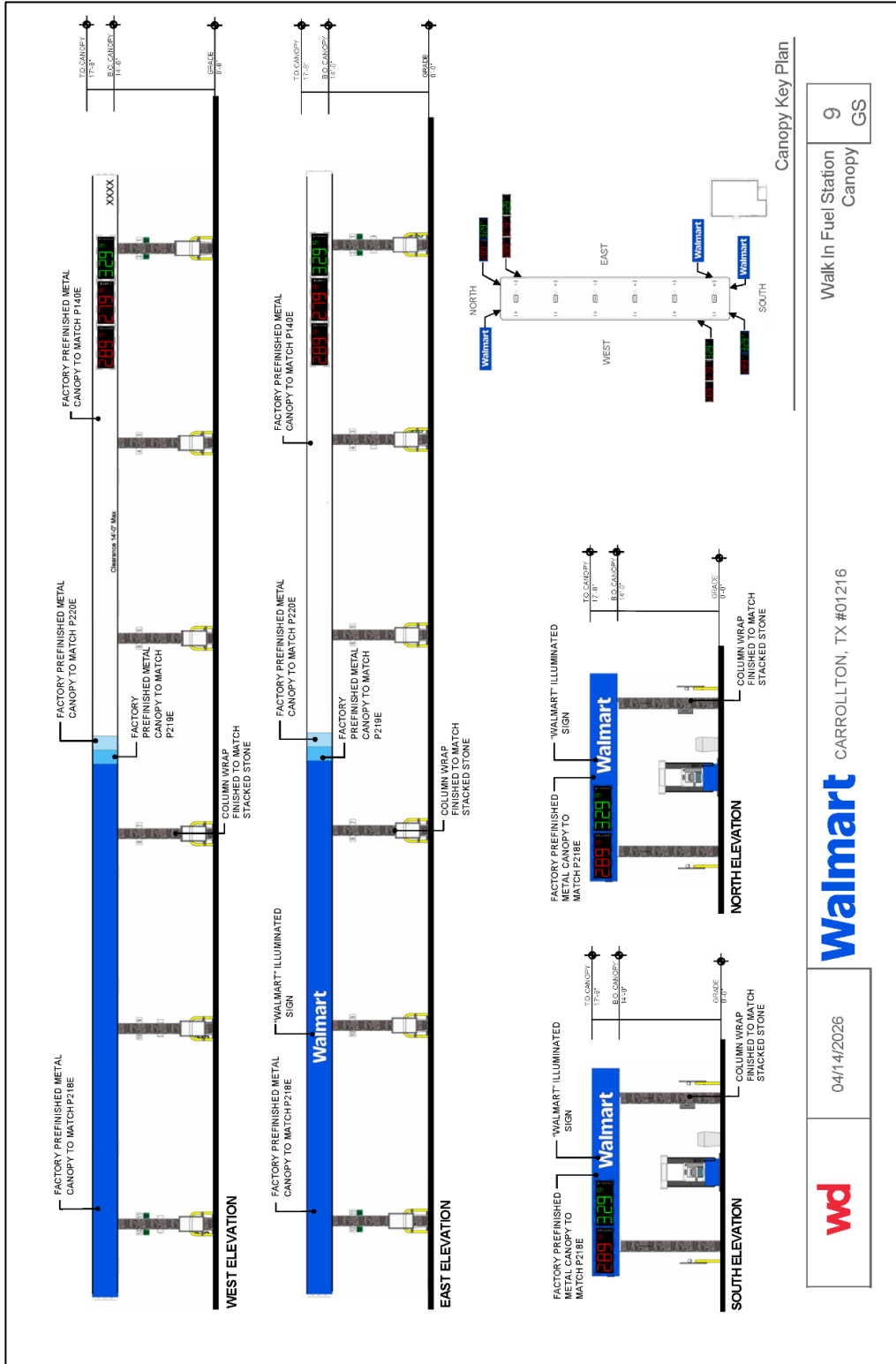


EXHIBIT N (4 OF 4) CONCEPTUAL ELEVATIONS (WALMART GASOLINE STATION)



9
GS

Walk In Fuel Station
Canopy

CARROLLTON, TX #01216

Walmart

04/14/2026

wd

**EXHIBIT O (1 OF 3)
CONCEPTUAL SITE PLAN (WALMART)**

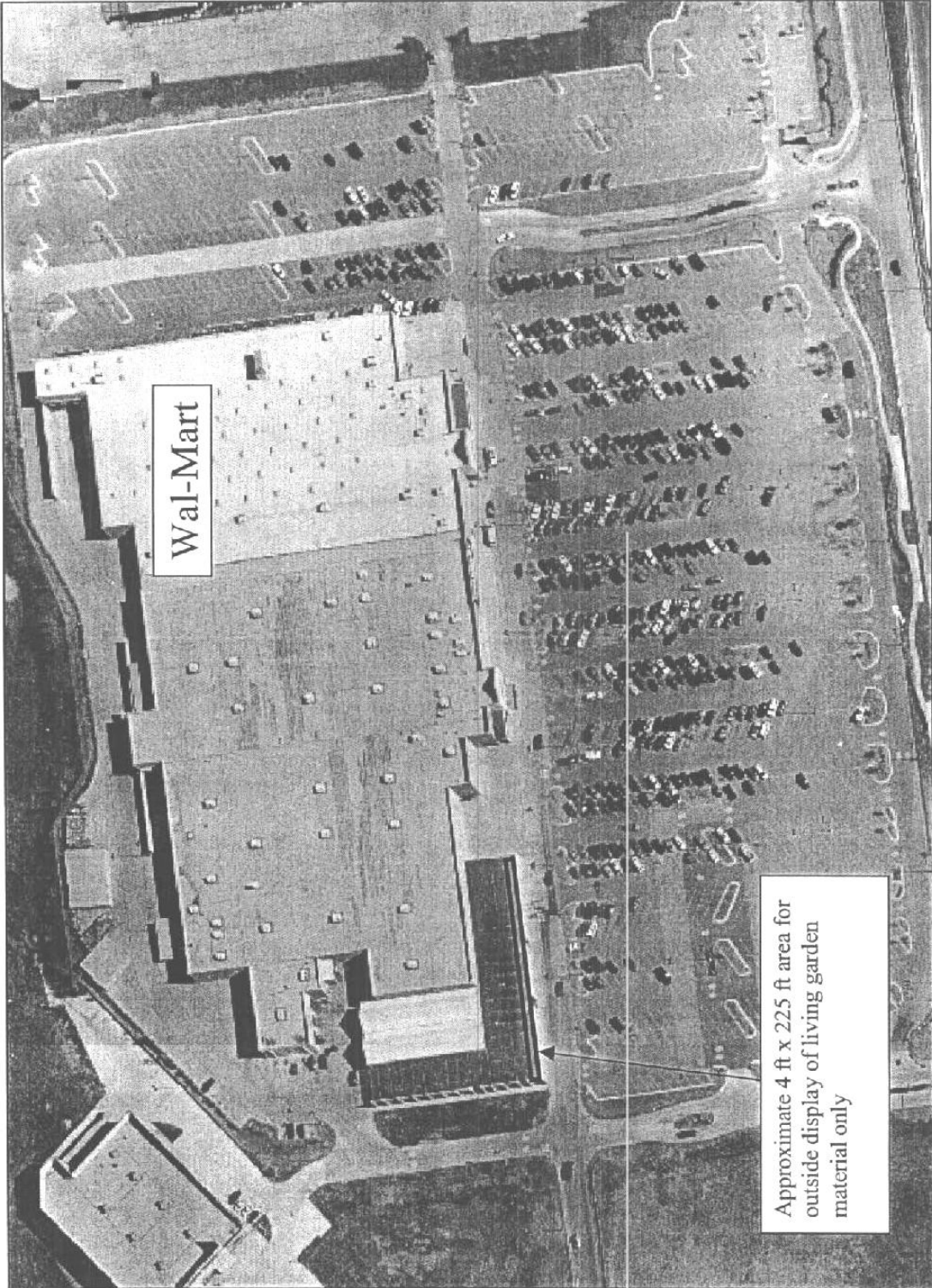
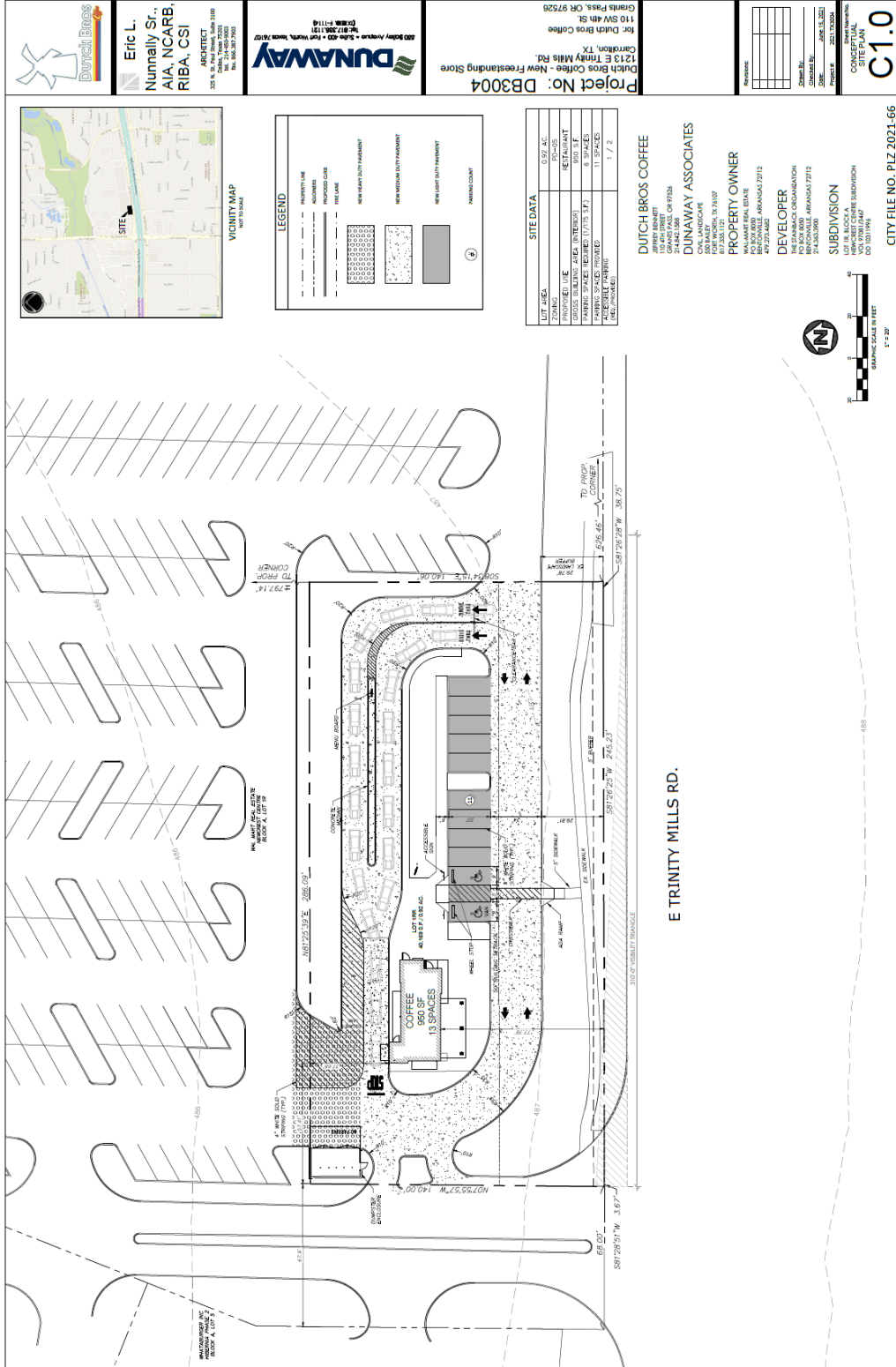


EXHIBIT O (2 OF 3) CONCEPTUAL SITE PLAN (NEWCREST COFFEE CENTRE)



Dutch Bros

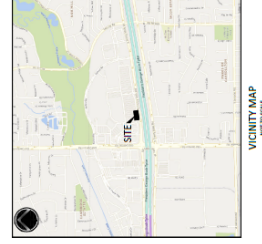
Eric L. Munnally Sr.
AIA, NCARB, RIBA, CSI
ARCHITECT
322 N. Trinity Mills Rd
Canton, TX 75103
Tel: 817.273.4652
Fax: 817.273.4652

DUNAWAY
200 Bailey Avenue • Suite 200 • Fort Worth, Texas 76107
(817) 200-1114
www.dunaway.com

Project No: DB3004
1213 E Trinity Mills Rd
New Freestanding Store
Canton, TX
Dutch Bros Coffee
110 SW 4th St
Canton, TX 75103

DATE:	
SCALE:	
PROJECT NO.:	
PROJECT NAME:	
OWNER:	
DESIGNER:	
DATE:	

C1.0
CONCEPTUAL SITE PLAN



LEGEND

- PROPERTY LINE
- ADJACENT LOT
- PROPOSED CURB
- EXISTING CURB
- EXISTING DRIVE
- NEW DRIVE (DUTY PARKING)
- NEW DRIVE (DUTY PARKING)
- NEW DRIVE (DUTY PARKING)
- PARKING CURB

SITE DATA

LOT AREA	0.82 AC.
ZONING	SP-35
USE	RESTAURANT
PROPOSED TOTAL AREA (TOTAL)	6 SPACES
PARKING SPACES (REQUIRED)	11 SPACES
PARKING SPACES PROVIDED	11 SPACES
NET ASSESSMENT	1 / 2

DUTCH BROS COFFEE
JEFFREY BERNET
GRAND PASS, OK 73224

DUNAWAY ASSOCIATES
CIVIL LANDSCAPE
1008 WINDYBUSH, TX 75107

PROPERTY OWNER
817.200.1114
4000 W. TRINITY MILLS RD
CANTON, TX 75103
817.273.4652

DEVELOPER
THE SPANBACH ORGANIZATION
1800 WINDYBUSH, TX 75107
1800 WINDYBUSH, ARKANSAS 72112

SUBDIVISION
NEWCREST COFFEE SUBDIVISION
100 TRINITY MILLS RD
CANTON, TX 75103

CITY FILE NO. PLZ 2021-66



E TRINITY MILLS RD.

