

PLANNING DEPARTMENT  
City Of Carrollton

PLANNED DEVELOPMENT NO. 228  
DEVELOPMENT NAME: The Harcourt (Rezoning)

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO ESTABLISH PLANNED DEVELOPMENT 228, ON AN APPROXIMATELY 27.3-ACRE TRACT LOCATED AT THE SOUTHWEST CORNER OF PARKER ROAD AND JOSEY LANE; TO CHANGE THE BASE ZONING FROM (O-2) OFFICE AND (LR-2) LOCAL RETAIL DISTRICTS TO (LR-2) LOCAL RETAIL AND (MF-18) MULTIFAMILY RESIDENTIAL DISTRICTS, TO ALLOW A GAS STATION, 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 Fifth day of June 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-030); 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 Eighth day of July 2025, 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 27.3-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 228 located on an approximately 27.3-acre tract at the southwest 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. Use Regulations**

#### **1. TRACT A:**

##### **Permitted Uses:**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-family 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 (MF-18) Multi-family Residential 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 (MF-18) Multi-family 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.

#### **2. TRACT B:**

##### **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 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 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.

**Additional Permitted Use: Gas Station**

## **b. Special Development Regulations**

1. The design and development shall be in general accordance with the Overall Conceptual Site Plan (Exhibit B), Landscape Plans (Exhibit C), Façade Plans (Exhibit D) and Building Scaling (Exhibit E). If there is a conflict between the text of these standards and Plans, the text controls.
2. Development shall take place in accordance with the development standards established below:
  - a) Minimum depth of front yard –
    - 1) Multifamily building and multifamily leasing office abutting a public street right-of-way shall be 20 feet
    - 2) Parking garage abutting a public street right-of-way shall be 40 feet
    - 3) Minimum setback for all other uses shall be 20 feet
  - b) Maximum number of multifamily units shall be 763
  - c) Maximum Multifamily Density shall be 38 units per acre
  - d) Maximum Multifamily Building Height shall be 60 feet
  - e) Maximum Building Coverage shall be 80 percent
  - f) The following multifamily amenities shall be provided:
    - 1) Pool courtyards with seating and grilling areas
    - 2) Lounge entry lobby with mail
    - 3) Club room
    - 4) Fitness center
    - 5) Park with seating areas
    - 6) Dog Park
3. General Provisions:
  - a) The minimum clearance for the fire lane and mutual access easement through the parking garage shall be 14 feet in height or as required by the Fire Marshal, if applicable.
  - b) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing and as provided on the conceptual plan exhibits.
  - c) All waste receptacles shall be adequately located to ensure maneuverability of servicing, per the General Design Guidelines. All waste receptacles, including toters, shall be screened from streets.

## **Section 3.**

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

**Section 4.**

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 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, as amended, 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 Eighth day of July 2025.

CITY OF CARROLLTON

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

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Meredith Ladd  
City Attorney

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

## **EXHIBIT A**

### **Description**

#### **LEGAL DESCRIPTION**

BEING all that certain 27.202 acre tract of land situated in the Horatio Grooms Survey, Abstract Number 441, City of Carrollton, Denton County, Texas, being all that certain called 11.262 acre tract of land conveyed to Town Center of Austin Ranch No. 1, Inc., by Special Warranty Deed recorded in County Clerk File Number 2017-118242, Official Public Records, Denton County, Texas, and being the remainder of that certain called 27.159 acre tract of land conveyed to Trammell Crow Company No. 33, Ltd., by Special Warranty Deed recorded in County Clerk File Number 2010-126455, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of the herein described tract, same being the northwest corner of said Town Center tract, same being the northeast corner of TXDOT Parcel No. 11 conveyed to State of Texas by deed recorded in County Clerk File Number 2021- 38419, Official Public Records, Denton County, Texas, same being in the south right-of-way line of Parker Road (F.M. 544)(a 140 foot right-of-way at this point);

THENCE North 89 deg. 06 min. 55 sec. East, along the common line of said Town Center tract and said Parker Road, passing at a distance of 945.78 feet a 5/8 inch iron rod with "RPLS 3963" yellow plastic cap found for the southeast corner of the remainder of said Town Center tract, same being the northwest corner of aforesaid remainder of Trammell Crow tract, and continuing along the common line of said Trammell Crow tract and said Parker Road, a total distance of 1286.71 feet to a 1/2 inch iron rod set for angle point;

THENCE North 89 deg. 35 min. 55 sec. East, continuing along the common line of said Trammell Crow tract and said Parker Road, a distance of 455.68 feet to a 1/2 inch iron rod set for the most northerly northeast corner of said Trammell Crow tract, same being in the intersection of said Parker Road and North Josey Lane (a 120 foot right-of-way);

THENCE along the common line of said Trammell Crow tract and said intersection of said Parker Road and said North Josey Lane as follows:

South 02 deg. 55 min. 29 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for angle point;

South 41 deg. 52 min. 31 sec. East, a distance of 28.44 feet to a 1/2 inch iron rod set for the most easterly northeast corner of said Trammell Crow tract;

THENCE along the common line of said Trammell Crow tract and said North Josey Lane as follows:

South 00 deg. 25 min. 05 sec. East, a distance of 697.14 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 1540.00 feet, a central angle of 11 deg. 18 min. 01 sec., and a chord bearing and distance of South 05 deg. 13 min. 56 sec. West, 303.24 feet;

Along said curve to the right, an arc distance of 303.73 feet to a 3/8 inch iron rod found for the southeast corner of said Trammell Crow tract, same being in the intersection of said North Josey Lane and that certain tract of land conveyed to Gulf, Colorado, and Santa Fe Railroad (a 150 foot right-of-way), by deed recorded in Volume 439, Page 667, Deed Records, Denton County, Texas, same being the beginning of a non-tangent curve to the left, having a radius of 6950.55 feet, a central angle of 13 deg. 00 min. 09 sec., and a chord bearing and distance of North 68 deg. 47 min. 48 sec. West, 1573.96 feet;

THENCE along said non-tangent curve to the left, along the common line of said Trammell Crow tract and said Gulf, Colorado, and Santa Fe Railroad, passing the southwest corner of said remainder of Trammell Crow tract, same being the southeast corner of aforesaid said Town Center tract, and continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad, a total arc distance of 1577.35 feet to a 3/8 inch iron rod found for the beginning of a curve to the left, having a radius of 9242.20 feet, a central angle of 01 deg. 34 min. 59 sec., and a chord bearing and distance of North 76 deg. 00 min. 14 sec. West, 255.36 feet;

THENCE along said curve to the left, continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad tract, an arc distance of 255.37 feet to a 1/2 inch iron rod set for angle point;

THENCE North 76 deg. 50 min. 17 sec. West, continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad tract, a distance of 15.84 feet to a 1/2 inch iron rod set for the southwest corner of said Town Center tract, same being the southeast corner of that certain tract of land conveyed to Castle Hills Property Company, by deed recorded in County Clerk File Number 2006-153340, aforesaid Official Public Records, from which a 3/8 inch iron rod found bears North 00 deg. 17 min. East, 0.79 feet;

THENCE North 01 deg. 21 min. 20 sec. West, along the common line of said Town Center tract and said Castle Hills tract, passing the southeast corner of of aforesaid TXDOT Parcel No. 11, same being in the south right-of-way line of aforesaid Parker Road, and continuing along the common line of said Town Center tract and said Parker Road, a total distance of 382.66 feet to the POINT OF BEGINNING and containing 27.202 acres of computed land, more or less.

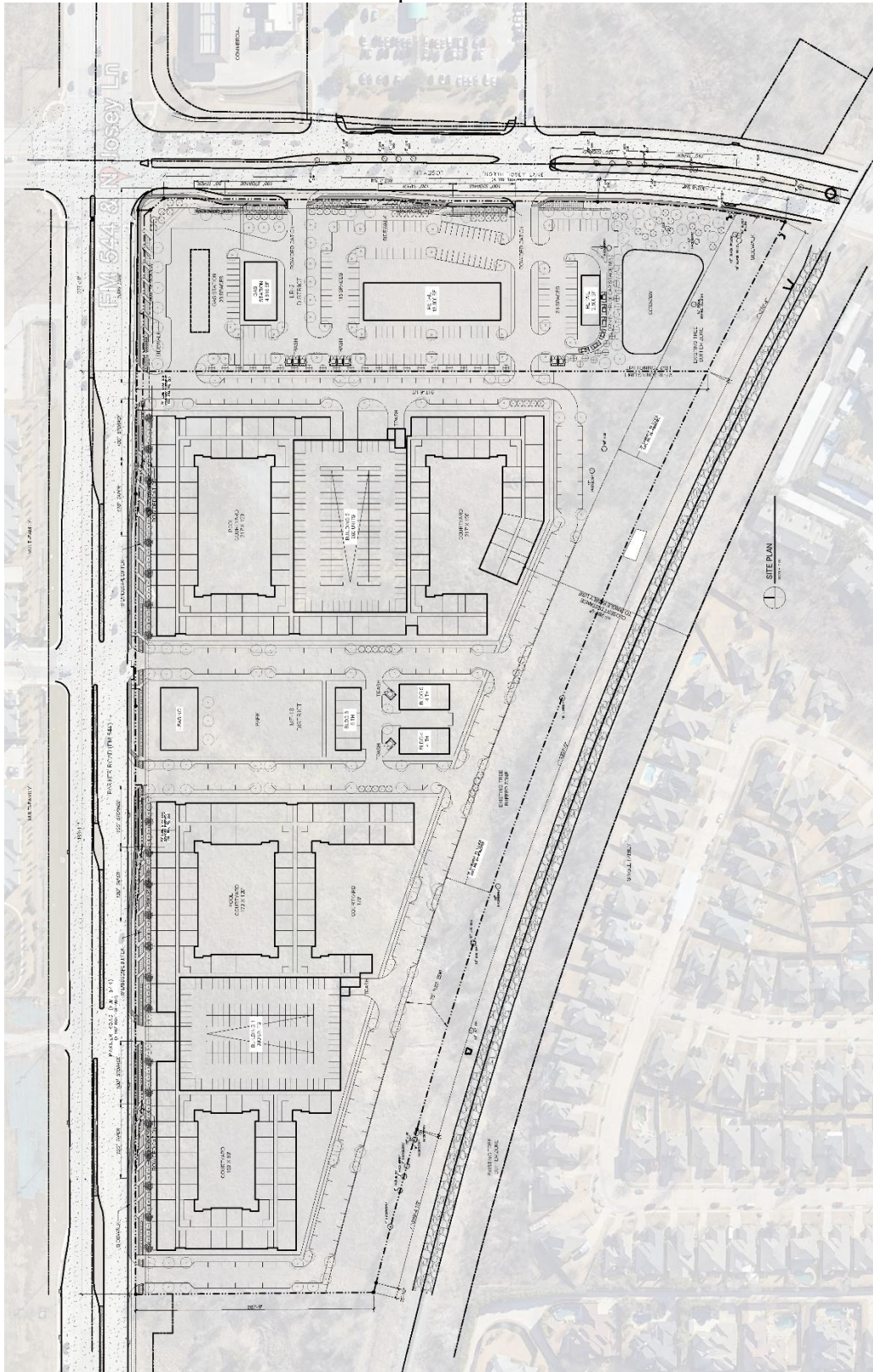
THENCE along said non-tangent curve to the left, along the common line of said Trammell Crow tract and said Gulf, Colorado, and Santa Fe Railroad, passing the southwest corner of said remainder of Trammell Crow tract, same being the southeast corner of aforesaid said Town Center tract, and continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad, a total arc distance of 1577.35 feet to a 3/8 inch iron rod found for the beginning of a curve to the left, having a radius of 9242.20 feet, a central angle of 01 deg. 34 min. 59 sec., and a chord bearing and distance of North 76 deg. 00 min. 14 sec. West, 255.36 feet;

THENCE along said curve to the left, continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad tract, an arc distance of 255.37 feet to a 1/2 inch iron rod set for angle point;

THENCE North 76 deg. 50 min. 17 sec. West, continuing along the common line of said Town Center tract and said Gulf, Colorado, and Santa Fe Railroad tract, a distance of 15.84 feet to a 1/2 inch iron rod set for the southwest corner of said Town Center tract, same being the southeast corner of that certain tract of land conveyed to Castle Hills Property Company, by deed recorded in County Clerk File Number 2006-153340, aforesaid Official Public Records, from which a 3/8 inch iron rod found bears North 00 deg. 17 min. East, 0.79 feet;

THENCE North 01 deg. 21 min. 20 sec. West, along the common line of said Town Center tract and said Castle Hills tract, passing the southeast corner of of aforesaid TXDOT Parcel No. 11, same being in the south right-of-way line of aforesaid Parker Road, and continuing along the common line of said Town Center tract and said Parker Road, a total distance of 382.66 feet to the POINT OF BEGINNING and containing 27.202 acres of computed land, more or less.

## Conceptual Site Plan







# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 2 CONCEPT ELEVATION ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 2 CONCEPT ELEVATION ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS



# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 2 CONCEPT ELEVATION ALONG PARK  
04.07.2025

HLR  
ARCHITECTS



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 1 CONCEPT ELEVATION ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS

# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 1 CONCEPT ELEVATION ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 1 CONCEPT ELEVATION ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS



# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

BUILDING 1 CONCEPT ELEVATION ALONG PARK  
04.07.2025

HLR  
ARCHITECTS



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

AMENITY BUILDING ALONG PARKER ROAD  
04.07.2025

HLR  
ARCHITECTS

# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

TOWNHOMES CONCEPT ELEVATION  
04.07.2025

HLR  
ARCHITECTS



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

RETAIL AND RESTAURANT CONCEPT ELEVATION  
04.07.2025

HLR  
ARCHITECTS



# Exhibit D

## Conceptual Facades



BILLINGSLEY  
COMPANY

THE HARCOURT  
CARROLLTON, TX

GAS STATION CONCEPT ELEVATION  
04.07.2025

HLR  
ARCHITECTS

# Exhibit F

## Site Scaling

