

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

PLANNED DEVELOPMENT NO. 212
AUTOZONE AUTO PARTS STORE
PD-212 AMENDMENT

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE AND REPLACE PLANNED DEVELOPMENT NUMBER 212 AND THEREBY SUPERSEDE ORDINANCE NUMBER 4207 IN ITS ENTIRETY TO REVISE PROVISIONS FOR PLANNED DEVELOPMENT NUMBER 212 FOR THE (LR-2) LOCAL RETAIL DISTRICT ON AN APPROXIMATELY 5-ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF N. JOSEY LANE AND PARKER ROAD (FM 544) TO ALLOW “AUTOMOBILE, MOTOR VEHICLE, AND WATERCRAFT PARTS SALES” FOR BUILDING B (4815 N. JOSEY LANE) WITHOUT A SPECIAL USE PERMIT, AND TO MODIFY CONCEPTUAL PLANS AND 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 2026-061); 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 5-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 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.

Planned Development Number 212 located on an approximately 5-acre tract which is described on Exhibit A and generally depicted on Exhibit B, is hereby amended, restated and replaced, thereby superseding ordinance number 4207 in its entirety, to provide for the following:

I. 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.

II. Additional Permitted Uses

Drive-Through Window for Buildings A, C, and D
Automobile, Motor Vehicle, And Watercraft Parts Sales for Building B

III. Special Development Standards

Development shall be in general conformance with the Conceptual Building Layout and Site Plan, Conceptual Landscape Plan, and Conceptual Building Elevations, shown as Exhibits C, D, and E, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

1. Unobstructed sight visibility shall be maintained at intersections along Josey Lane and in conformance with the Carrollton Code of Ordinances, as may be amended.
2. The roof access ladders for buildings shall provide “up-and-over” ladders so the parapet provides screening to the RTUs.

3. 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.
4. 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 feet wide. Not more than 50% of the required buffer area may be in the form of turf grass. No greater than four feet of 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, and 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 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.
5. 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 3.

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

Section 4.

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 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, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 7.

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 8.

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:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas A. West Survey, Abstract No.1345, Town of Hebron, Denton County, Texas and being part of Lot 2, Block 1, Graham Addition, an addition to the Town of Hebron according to the plat recorded in Cabinet 2010, Page 197 of the Plat Records of Denton County, Texas and being part of Parker Road (Farm Market Road 544, a variable width right-of-way) and being more particularly described as follows:

BEGINNING at the northeast end of a right-of-way corner clip located at the intersection of the north right-of-way line of said Parker Road and the west right-of-way line of Josey Lane (a variable width right-of-way);

THENCE departing said right-of-way corner clip, South 0°04'55" East, a distance of 225.01 feet to a point for corner at the southeast end of a right-of-way corner clip located at the intersection of the south right-of-way line of said Parker Road with said west right-of-way line of Josey Lane;

THENCE with said right-of-way corner clip, the following courses and distances:

North 45°28'59" West, a distance of 28.44 feet to a point for corner;

North 0°28'59" West, a distance of 20.00 feet to a point for corner at the northwest end of said right-of-way corner clip;

THENCE with said south right-of-way line of Parker Road, South 89°32'01" West, a distance of 308.39 feet to a point for corner;

THENCE departing said south right-of-way line of Parker Road, North 1°53'38" West, passing said north right-of-way line of Parker Road at a distance of 99.57 feet and continuing with the west line of said Lot 2 in all a total distance of 178.24 feet to the southwest corner of Lot 1, Block 1 of said Graham Addition;

THENCE departing said west line of Lot 2 and with the south, east and north lines of said Lot 1, the following courses and distances:

North 89°34'53" East, a distance of 150.04 feet to the southeast corner of said Lot 1;

North 1°53'38" West, a distance of 200.01 feet to the northeast corner of said Lot 1;

South 89°34'53" West, a distance of 140.04 feet to a point for corner, said point being

North 89°34'53" East, a distance of 10.00 feet from the northwest corner of said Lot 1;

THENCE departing said north line of Lot 1 and with a line being 10' east and parallel to said west line of Lot 2, North 1°53'38" West, a distance of 608.36 feet to a point for corner in said west right-of-way line of Josey Lane;

THENCE with said west right-of-way line of Josey Lane, the following courses and distances:

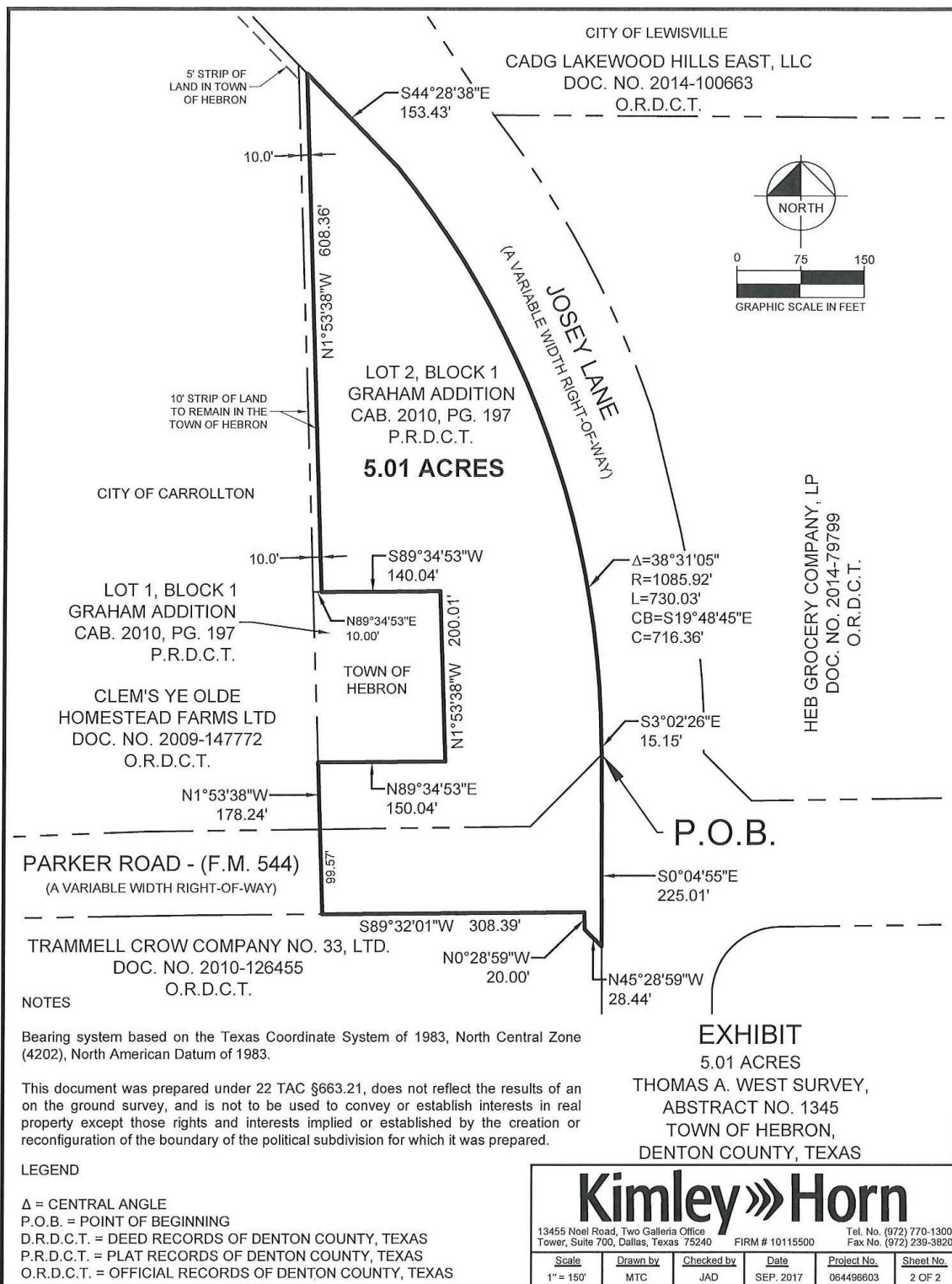
South 44°28'38" East, a distance of 153.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 38°31'05", a radius of 1085.92 feet, a chord bearing and distance of South 19°48'45" East, 716.36 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 730.03 feet to a point for corner;

South 3°02'26" East, a distance of 15.15 feet to the **POINT OF BEGINNING** and containing 5.01 acres of land.

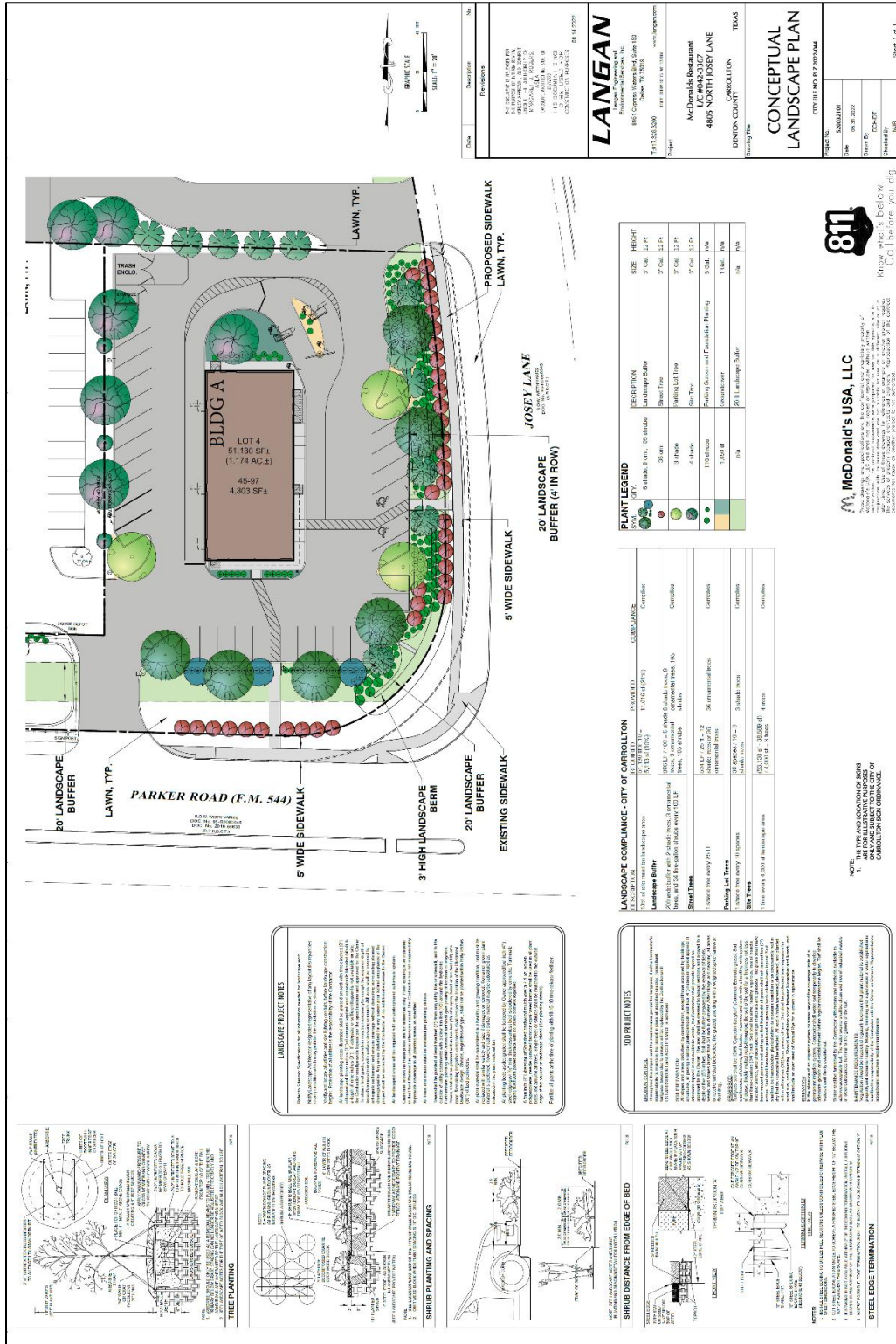
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT B GENERAL DEPICTION



C:\DWF\MITCHELL\9/5/2017 3:41 PM\KIDAI SURV\FY064496603-NWC PARKFR AND JOSEY\DWG\064496603 NWC PARKFR & JOSEY ANNEX EXHIBIT.DWG

EXHIBIT D (1 OF 3) CONCEPTUAL LANDSCAPE PLAN BUILDING A



Date:	08/11/2022	Drawn By:	08/11/2022
Checked By:		Scale:	1" = 20'
Project No.:	22020404	City File No.:	DCJ 20220404
Sheet No.:	1 of 1	Client:	McDonald's USA, LLC

LANGAN
Landscape Architecture
1885 Commerce Street, Suite 103
Dallas, TX 75201
714.717.2333

McDonald's Restaurant
LC #042-3367
4805 NORTH JOSEY LANE
DENTON COUNTY, TEXAS
CARRINGTON

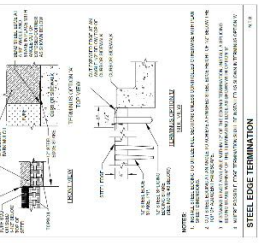
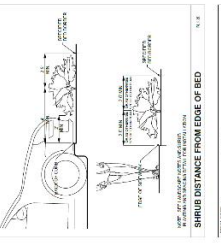
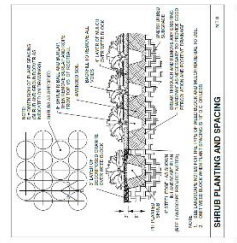
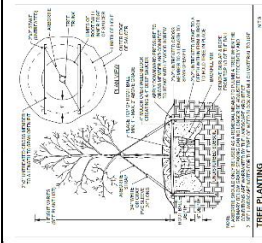
CONCEPTUAL LANDSCAPE PLAN

PLANT LEGEND	DESCRIPTION	SIZE	HEIGHT
	2' x 2' x 2' x 2' x 2'	2' x 2'	2' x 2'
	3' x 3' x 3' x 3' x 3'	3' x 3'	3' x 3'
	4' x 4' x 4' x 4' x 4'	4' x 4'	4' x 4'
	5' x 5' x 5' x 5' x 5'	5' x 5'	5' x 5'
	6' x 6' x 6' x 6' x 6'	6' x 6'	6' x 6'
	7' x 7' x 7' x 7' x 7'	7' x 7'	7' x 7'
	8' x 8' x 8' x 8' x 8'	8' x 8'	8' x 8'
	9' x 9' x 9' x 9' x 9'	9' x 9'	9' x 9'
	10' x 10' x 10' x 10' x 10'	10' x 10'	10' x 10'
	11' x 11' x 11' x 11' x 11'	11' x 11'	11' x 11'
	12' x 12' x 12' x 12' x 12'	12' x 12'	12' x 12'
	13' x 13' x 13' x 13' x 13'	13' x 13'	13' x 13'
	14' x 14' x 14' x 14' x 14'	14' x 14'	14' x 14'
	15' x 15' x 15' x 15' x 15'	15' x 15'	15' x 15'
	16' x 16' x 16' x 16' x 16'	16' x 16'	16' x 16'
	17' x 17' x 17' x 17' x 17'	17' x 17'	17' x 17'
	18' x 18' x 18' x 18' x 18'	18' x 18'	18' x 18'
	19' x 19' x 19' x 19' x 19'	19' x 19'	19' x 19'
	20' x 20' x 20' x 20' x 20'	20' x 20'	20' x 20'

LANDSCAPE COMPLIANCE - CITY OF CARRINGTON	COMPLIANCE
20' LANDSCAPE BUFFER (4' IN ROW)	Complies
5' WIDE SIDEWALK	Complies
3' HIGH LANDSCAPE BERM	Complies
20' LANDSCAPE BUFFER	Complies
5' WIDE SIDEWALK	Complies
EXISTING SIDEWALK	Complies
20' LANDSCAPE BUFFER	Complies
5' WIDE SIDEWALK	Complies
PROPOSED SIDEWALK	Complies
LAWN, TYP.	Complies
PARKER ROAD (F.M. 544)	Complies
FRUIT ENCLOSURE	Complies
BLDG A LOT 4 51,130 SF± (1.174 AC.±) 45-97 4,303 SF±	Complies
JOSEY LANE	Complies
LAWNSIDE DRIVE	Complies

811
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McDonald's USA, LLC
10000 W. 17th Street, Suite 100, Denver, CO 80202
781.333.3333
www.mcdonalds.com



LANDSCAPE PROJECT NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

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8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRINGTON LANDSCAPE ORDINANCE.

SHRUB DISTANCE FROM EDGE OF BED

1. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

2. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

3. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

4. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

5. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

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8. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

9. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

10. ALL SHRUBS SHALL BE PLANTED AT THE END OF THE LINE OR AT THE CORNER OF THE LOT.

EXHIBIT E (3 OF 5) BUILDING "C" CONCEPTUAL ELEVATIONS

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION



FRANZ architects
1817 WEST 20TH STREET, SUITE 100
DALLAS, TEXAS 75201
www.franzarchitects.com

SHELL BUILDING - CHIPOTLE
4825 N. JOSEY LN.
CARROLLTON, TX

DATE: 08/20/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

A33
SHEET



1 NORTH ELEVATION - BUILDING C



2 EAST ELEVATION - BUILDING C

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURE	DETAILS
1	PAINT	PRIMA	PRIMA
2	PAINT	PRIMA	PRIMA
3	PAINT	PRIMA	PRIMA
4	PAINT	PRIMA	PRIMA
5	PAINT	PRIMA	PRIMA
6	PAINT	PRIMA	PRIMA
7	PAINT	PRIMA	PRIMA
8	PAINT	PRIMA	PRIMA
9	PAINT	PRIMA	PRIMA
10	PAINT	PRIMA	PRIMA
11	PAINT	PRIMA	PRIMA
12	PAINT	PRIMA	PRIMA
13	PAINT	PRIMA	PRIMA
14	PAINT	PRIMA	PRIMA
15	PAINT	PRIMA	PRIMA
16	PAINT	PRIMA	PRIMA
17	PAINT	PRIMA	PRIMA
18	PAINT	PRIMA	PRIMA
19	PAINT	PRIMA	PRIMA
20	PAINT	PRIMA	PRIMA
21	PAINT	PRIMA	PRIMA
22	PAINT	PRIMA	PRIMA
23	PAINT	PRIMA	PRIMA
24	PAINT	PRIMA	PRIMA
25	PAINT	PRIMA	PRIMA
26	PAINT	PRIMA	PRIMA
27	PAINT	PRIMA	PRIMA
28	PAINT	PRIMA	PRIMA
29	PAINT	PRIMA	PRIMA
30	PAINT	PRIMA	PRIMA
31	PAINT	PRIMA	PRIMA
32	PAINT	PRIMA	PRIMA
33	PAINT	PRIMA	PRIMA
34	PAINT	PRIMA	PRIMA
35	PAINT	PRIMA	PRIMA
36	PAINT	PRIMA	PRIMA
37	PAINT	PRIMA	PRIMA
38	PAINT	PRIMA	PRIMA
39	PAINT	PRIMA	PRIMA
40	PAINT	PRIMA	PRIMA
41	PAINT	PRIMA	PRIMA
42	PAINT	PRIMA	PRIMA
43	PAINT	PRIMA	PRIMA
44	PAINT	PRIMA	PRIMA
45	PAINT	PRIMA	PRIMA
46	PAINT	PRIMA	PRIMA
47	PAINT	PRIMA	PRIMA
48	PAINT	PRIMA	PRIMA
49	PAINT	PRIMA	PRIMA
50	PAINT	PRIMA	PRIMA



4 SOUTH ELEVATION - BUILDING C



3 WEST ELEVATION - BUILDING C

EXHIBIT E (5 OF 5) BUILDING "D" CONCEPTUAL ELEVATIONS

FRANZ architects

4833 N JOSEY LANE
CARROLLTON, TX 75010

SHELL BUILDING

4833 N JOSEY LANE
CARROLLTON, TX 75010

Checked By: JCF
Date: 02/02/2024
Project No: 24024

THE SHELL BUILDING
SHEET
A21
CONCEPTUAL ELEVATIONS

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
ST-000 A	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 B	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 C	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 D	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 E	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 F	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 G	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 H	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 I	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 J	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 K	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 L	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 M	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 N	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 O	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 P	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 Q	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 R	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 S	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 T	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 U	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 V	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 W	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 X	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 Y	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION
ST-000 Z	ANTIQUE BRASS	FRANZ ARCHITECTS	CONCEPTUAL ELEVATION

1 NORTH (SIDE) ELEVATION — BUILDING D.

PROJECT NO. 24024

2 WEST (BACK) ELEVATION — BUILDING D.

PROJECT NO. 24024

PRELIMINARY FOR REGULATORY APPROVAL. NOT TO BE USED FOR CONSTRUCTION.