

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
Date: 05/12/2020

PLANNED DEVELOPMENT NO. 217  
DEVELOPMENT NAME: KENSINGTON PLACE

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE ESTABLISHING PLANNED DEVELOPMENT 217 PROVIDING FOR (SF-10/18) SINGLE-FAMILY RESIDENTIAL DISTRICT ON APPROXIMATELY 28.5-ACRES LOCATED NEAR THE NORTHWEST CORNER OF PLANO PARKWAY AND WARMINGTON DRIVE; ESTABLISHING A CONCEPTUAL SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS; ESTABLISHING DEVELOPMENT REGULATIONS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.**

**WHEREAS**, at a public hearing held on the Sixth day of February 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. 2019-XXA);

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

**WHEREAS**, the City Council conducted a public hearing on the Twelfth day of May 2020, 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 28.5-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.

**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 217 is established on an approximately 28.5-acre site which is described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

### **Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-10/18) Single 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 (SF-10/18) Single 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 (SF-10/18) Single 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.

## Section 3.

Development shall be in accordance with the conceptual site plan, conceptual landscape and buffering plan, and conceptual home facades, typical street section, conceptual detention pond area, and conceptual entry column attached hereto as Exhibits C, D, E, F, G, and H respectively, and as expressly provided in the following special conditions, restrictions, standards and regulations. In the event there is a conflict between Exhibits C – H and the special conditions, restrictions, standards and regulations, the provisions of the ordinance text shall prevail.

### **General Development Standards:**

1. A Homeowner's Association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance (CSO) prior to filing the final plat.
2. The HOA shall be responsible for the improvements and maintenance of all common areas depicted in the conceptual site plan and approved plat.
3. An amenity structure shall be provided in the open space along the north side of Warmington Drive and as provided on the Conceptual Site Plan.
4. An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.
5. Carports are prohibited.
6. Garage conversions shall be prohibited.
7. J- swing, side-entry, or the combination of J-swing with a front-facing garage shall be provided for 60-foot wide or larger lots on at least 21 home sites.

8. Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.
9. A minimum 5-foot wide sidewalk and utility easement shall be maintained on private properties with street frontage.
10. Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the Conceptual Site Plan.
11. Right-of-way – Charles Street and Warmington Drive
  - a. Minimum 60-foot right-of-way shall be dedicated.
  - b. Minimum 31-foot wide pavement, from back-to-back of curb, along Charles Street and Warmington Drive is required.
  - c. A minimum 36 feet of pavement is required, from back-to-back of curb, for Warmington Drive between Gentle Glen Drive and Charles Street including the entire intersection with Charles Street.
  - d. Local residential streets shall be consistent with the Typical Street Section Exhibit.
12. Landscape Screening
  - a. Street trees shall be placed between the sidewalk and back of curb, with at least one tree for each residential lot. Additional street trees shall be provided at a rate of 3 canopy trees per 100 linear feet along open space lots
  - b. A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
  - c. A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
  - d. Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings shall be provided along Warmington Drive.
  - e. The stopping sight distance to a detectable stop sign shall be a minimum 115 feet.
  - f. Landscape and screening shall be consistent with Conceptual Landscape Plans.
  - g. A license agreement approved by the City is required prior to the planting of trees or other landscaping in the right-of-way.

### **Single-Family Lot Type: Manor 50s**

1. The location of 50-foot wide lots shall locate along the east side of the Burlington-Northern Santa Fe and adjacent to the residential parallel street (Street 1) across from the railroad tracks and as provided on the conceptual site plan.
2. Maximum building coverage shall be 65 percent.
3. Minimum lot width shall be 50 feet.
4. Minimum lot depth shall be 110 feet; 100 feet for lots located on cul-de-sacs and elbows.
5. Minimum lot area shall be 5,500 square feet.
6. Minimum floor area shall be 2,000 square feet.
7. Minimum setbacks:
  - a. Minimum front setbacks shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
  - b. Minimum side yard setbacks.
    - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
    - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
    - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
  - c. Minimum rear yard setbacks shall be 10 feet.

### **Single-Family Lot Type: Estate 60s**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 60 feet.
3. Minimum lot depth shall be 110 feet; 100 feet for lots located on cul-de-sacs and elbows.
4. Minimum lot area shall be 6,600 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setbacks shall be 15 feet.

- 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
  - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
- b. Minimum side yard setbacks:
- 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
  - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
  - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

**Single-Family Lot Type: Mansion 70s**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 70 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 7,700 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setback shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
    - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
  - b. Minimum side yard setbacks:
    - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
    - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.

- 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

Section 4.

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

Section 5.

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

Section 8.

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 9.

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

PASSED AND APPROVED this the Twelfth day of May, 2020.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

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

**Exhibit A**  
**Legal Description**

BEING a tract of land situated in the A. Dyer Survey, Abstract No. 360, City of Carrollton, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to the Lewisville Independent School District (Lewisville I.S.D.), according to the deed recorded in Volume 5315, Page 906 of the Deed Records, Denton County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of the Burlington Northern Santa Fe Railroad, a 100-foot right-of-way, for the intersection thereof with the south line of Culpepper Road, an apparent public right-of-way;

THENCE N 89°32'34" E, 1408.99 feet along the south line thereof to a point in Charles Street, a public right-of-way, being the northwest corner of the right-of-way dedication thereof by the plat of Gates of Prestonwood, an addition recorded in Cabinet W, Page 458, Plat Records, Denton County, Texas (PRDCT);

THENCE S 00°10'41" W, along the west line of said right-of-way, passing at 611.37 feet an "X" found in concrete for the intersection of said right-of-way with the centerline of Peek Drive, another right-of-way created by said plat, and continuing a total distance of 736.37 feet to an "X" set in concrete for the intersection of said right-of-way with the north line of another right-of-way dedication for Warmington Drive, created by the plat of Warmington Meadows, an addition recorded in Cabinet X, Page 646 PRDCT;

THENCE along the north line of said right-of-way dedication, the following:

N 89°49'16" W, 130.00 feet;

A tangent curve to the right having a central angle of 30°00'00", a radius of 350.00 feet, a chord of N 74°49'16" W - 181.17 feet, an arc length of 183.26 feet;

A reverse curve having a central angle of 25°27'53", a radius of 900.00 feet, a chord of N 72°33'12" W - 396.71 feet, an arc length of 400.00 feet;

A compound curve to the left having a central angle of 111°04'25", a radius of 350.00 feet, a chord of S 39°10'39" W - 577.14 feet, an arc length of 678.51 feet;

S 16°21'33" E, 179.56 feet;

And a tangent curve to the right having a central angle of 04°13'53", a radius of 475.00 feet, a chord of S 14°14'37" E - 35.07 feet, an arc length of 35.08 feet;

THENCE departing said right-of-way, through said Lewisville I.S.D. tract, the following:

N 63°04'14" W, 88.54 feet;



S 87°00'29" W, 85.00 feet;

N 82°59'31" W, 89.00 feet;

N 85°38'31" W, 230.00 feet;

N 60°29'31" W, 100.00 feet;

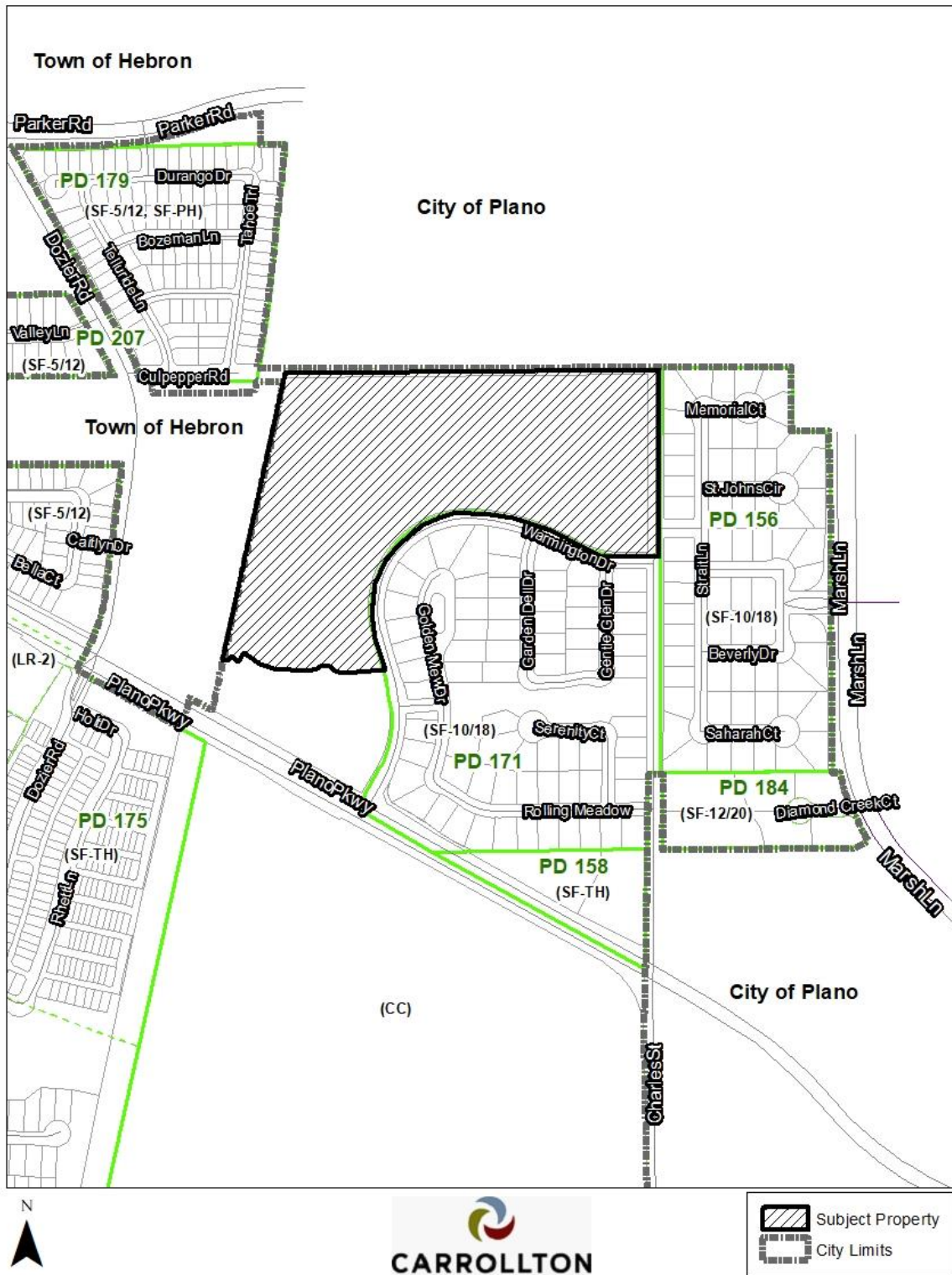
And S 68°12'29" W, 100.00 feet to a point on the east line of said railroad, and from which an "X" found in concrete for the southwest corner of said Lewisville I.S.D. tract bears S 12°20'13" W, 165.00 feet;

THENCE N 12°20'13" E, 846.26 feet along the east line of said railroad;

THENCE continuing along the east line of said railroad, around a non-tangent curve to the left having a central angle of 01°47'22", a radius of 10,100.00 feet, a chord of N 11°26'59" E - 315.45 feet, an arc length of 315.46 feet to the POINT OF BEGINNING with the subject tract containing 1,236,370 square feet or 28.383 acres of land.

AND the west and north ½ Warmington Drive right-of-way and west ½ Charles Street right-of-way adjacent to the described property.

## Exhibit B Location & Tracts



# Exhibit C Conceptual Site Plan





**ARCADIA**

**Kensington Place**  
concept plan



**TBG**

TBG  
 6700 Ross St.  
 Suite 1450  
 Dallas, Texas 75251  
 (214) 744-0757  
 tbg@tbgroup.com

Carrollton, Texas  
 03/12/20  
 Arcadia

The information shown is based on  
 current data and is subject to  
 change without notice.





# Exhibit E Conceptual Home Facades



# Exhibit E Conceptual Home Facades

60'x120' Lot



60'x120' Lot



# Exhibit E Conceptual Home Facades



# Exhibit E

## Conceptual Home Facades



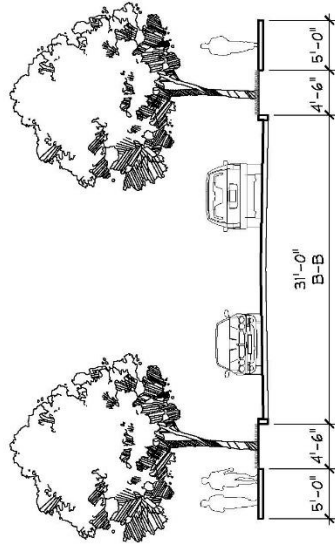


## Exhibit E Conceptual Home Facades



PLZ 19-XXA

Exhibit F  
Typical Residential Street Section



1 TYP. ROAD SECTION  
SECTION SCALE: 1" = 10'



Kensington Place  
road section

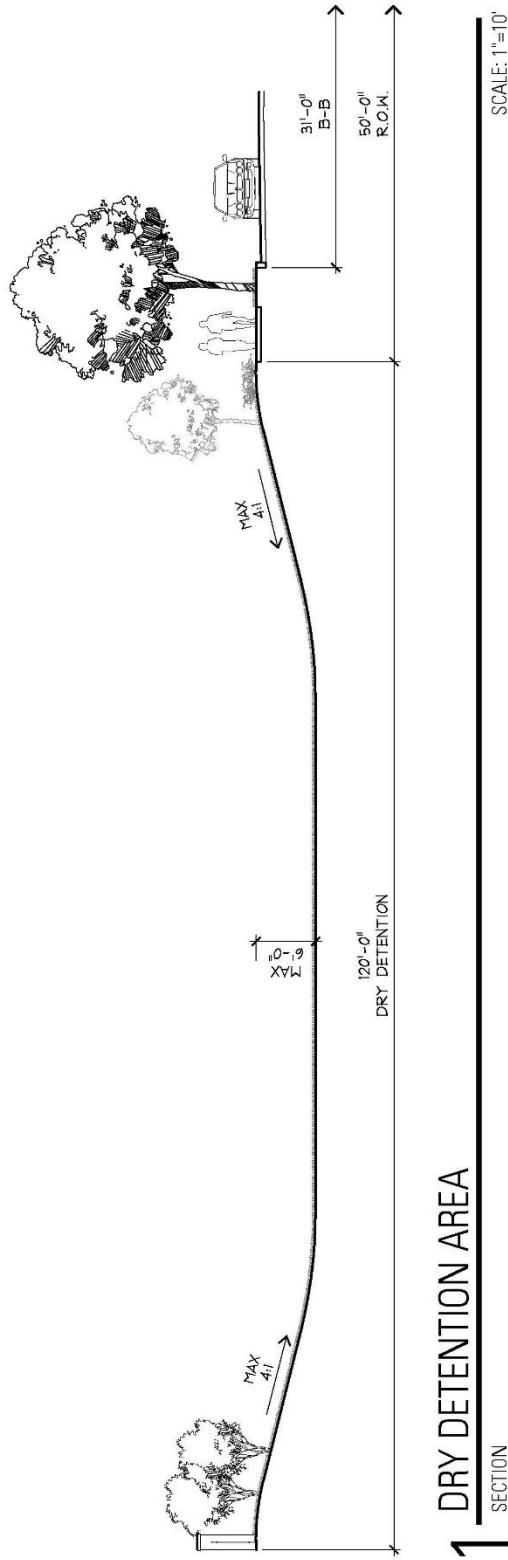
Carrollton, Texas  
03/12/2020  
Arcadia

TB-G-15141744-0277 - 10/20/2019  
The information herein is subject to change without notice.



# Exhibit G Conceptual Detention Area

PLZ 19-XXA



**Kensington Place**  
detention section

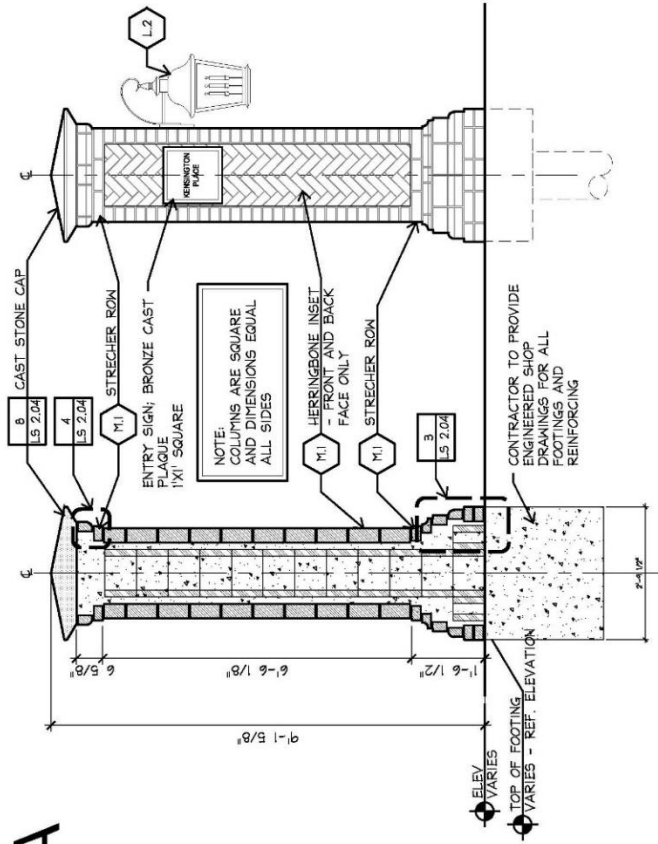
Carrollton, Texas  
03/12/2020  
Arcadia

PLZ 19-XXA (REV. 03/12/2020) - 03/12/2020  
2001 Shiloh St., Suite 1400, Dallas, Texas 75201  
The information shown is subject to change without notice.



# Exhibit H Conceptual Entry Columns

PLZ 19-XXA



NOTE:  
This illustration indicates the general quality of design and materials. The final design may differ based on final landscape design concepts and agreements with neighbors.

**1** ENTRY COLUMN SECTION  
SCALE: 1/2"=1'-0"



Kensington Place  
entry column detail

Carrollton, Texas  
03/12/2020  
Arcadia

REG. PROFESSIONAL ENGINEER  
2001 Shiner St. Suite 4200, Dallas, Texas 75201  
The information shown is subject to change without notice.

