

PLANNING DEPARTMENT
City of Carrollton
Date: 05/05/15

PLANNED DEVELOPMENT NO. 201
DEVELOPMENT NAME: RP on Park

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NO. 201 PROVIDING FOR THE (O-4) OFFICE AND (LR-2) LOCAL RETAIL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS; AMENDING ORDINANCES NUMBER 1797 AND 1054 TO REMOVE FROM PLANNED DEVELOPMENTS 148 AND 54 A CERTAIN APPROXIMATELY 38.1 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF MIDWAY ROAD BETWEEN INTERNATIONAL PARKWAY AND HEBRON PARKWAY (PARK BOULEVARD); 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 Second day of April, 2015, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 02-15Z2); 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 May 5, 2015, at which all persons were given an opportunity to present testimony; 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 Number 1797 creating Planned Development Number 124 is hereby amended to remove the property described in the attached Exhibit A from Planned Development 124 and the provisions thereof, and to amend the boundaries of Planned Development 124 accordingly. Except as herein amended, Planned Development Number 124 shall remain in full force and effect.

Section 3.

Ordinance No. 1054 as approved on May 17, 1983 is hereby repealed in its entirety.

Section 4.

Planned Development Number 201 is hereby established for a certain approximately 38.1-acre tract of land located on the east side of Midway Road between International Parkway and Hebron Parkway (Park Boulevard) being more specifically described on the attached Exhibit A and depicted on Exhibit B.

I. Permitted Uses

The following uses will be permitted by right:

A. Tract 1

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 in Subsection II 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.

B. Tract 2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-4) Office 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 (O-4) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection III below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-4) Office 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.

II.
Additional Uses

The following additional uses will be permitted by right:

A. Tract 1

No additional uses permitted by right.

B. Tract 2

Multi-Family Residential Development.

III.
Special Development Standards

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

A. Tract 1

1. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
2. Drive-through windows shall be allowed by right.
3. Screening walls shall not be required along any property lines.

B. Tract 2

1. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
2. Screening walls shall not be required along any property lines.
3. Multi-story office buildings may have façade materials substantially similar to those of the existing office building located at 4100 Midway Road (Lot 1R, Block A, Crow-Billingsley Hermes Addition).
4. Special development standards for any multi-family residential development shall be:
 - a. Development shall be in substantial conformance with the Conceptual Site Plan and Conceptual Building Designs attached herein as Exhibits C & D.
 - b. The maximum number of multi-family dwelling units shall be 500.
 - c. The minimum number of parking spaces for multi-family residential development shall be 1.5 per dwelling unit.

- d. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K (1) of the CZO) shall not apply.
- e. The minimum dwelling unit sizes shall be 500 sq. ft. (efficiency), 550 sq. ft. (one bedroom), 700 sq. ft. (two bedroom) and 1,000 sq. ft. (three or more bedroom).
- f. The maximum height of any building shall be five stories.
- g. A deceleration lane into the entrance along Midway Road labeled as “Secondary Entry” on the Conceptual Site Plan shall be required.
- h. A minimum internal stacking distance of 75 feet shall be required for the entrance along Midway Road labeled as “Secondary Entry” on the Conceptual Site Plan shall be required.
- i. For the purpose of signage, the mutual access drive between Lots 5R & 6, Block A, Crow Billingsley Hermes Addition (3412 E. Hebron Pkwy. & 3420 E. Hebron Pkwy.) shall be considered to be part of the subject tract.
- j. A fence consisting of masonry columns with decorative metal (“wrought iron”) panels shall be installed along the east property line of the project along Air Park Road. Along said fence “emergency access only” vehicular access gates shall be permitted.

Section 5.

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

Section 6.

Any person, firm or corporation 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 7.

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

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.

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 10.

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

PASSED AND APPROVED this the Fifth day of May, 2015.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Christopher Barton, AICP
Chief Planner

Exhibit A

Legal Descriptions

For 3400 E. Hebron Parkway:

Lot 1R, Block 1, Mobile Oil FM 544 & Midway Addition

For 3412 Park Boulevard:

Lot 5R, Block A, Replat of Crow-Billingsley Hermes Addition

For 3420 Park Boulevard:

Lot 6, Block A, Crow-Billingsley Hermes Addition

For 3424 Park Boulevard:

Lot 7R, Block A, Crow-Billingsley Hermes Addition

For 3432 Park Boulevard:

Lot 8R1, Block A, Replat of Crow-Billingsley Hermes Addition

For 3450 E. Hebron Parkway:

Lot 9R, Block A, Replat of Crow-Billingsley Hermes Addition

For 4220 Midway Road:

Lot 4R2, Block A, Crow-Billingsley Hermes Addition

For 4212 Midway Road:

Lot 3R2, Block A, Crow-Billingsley Hermes Addition

For 4208 Midway Road:

Lot 2R2, Block A, Crow-Billingsley Hermes Addition

For 4100 Midway Road:

Lot 1R, Block A, Crow-Billingsley Hermes Addition

Exhibit B
Tract Map

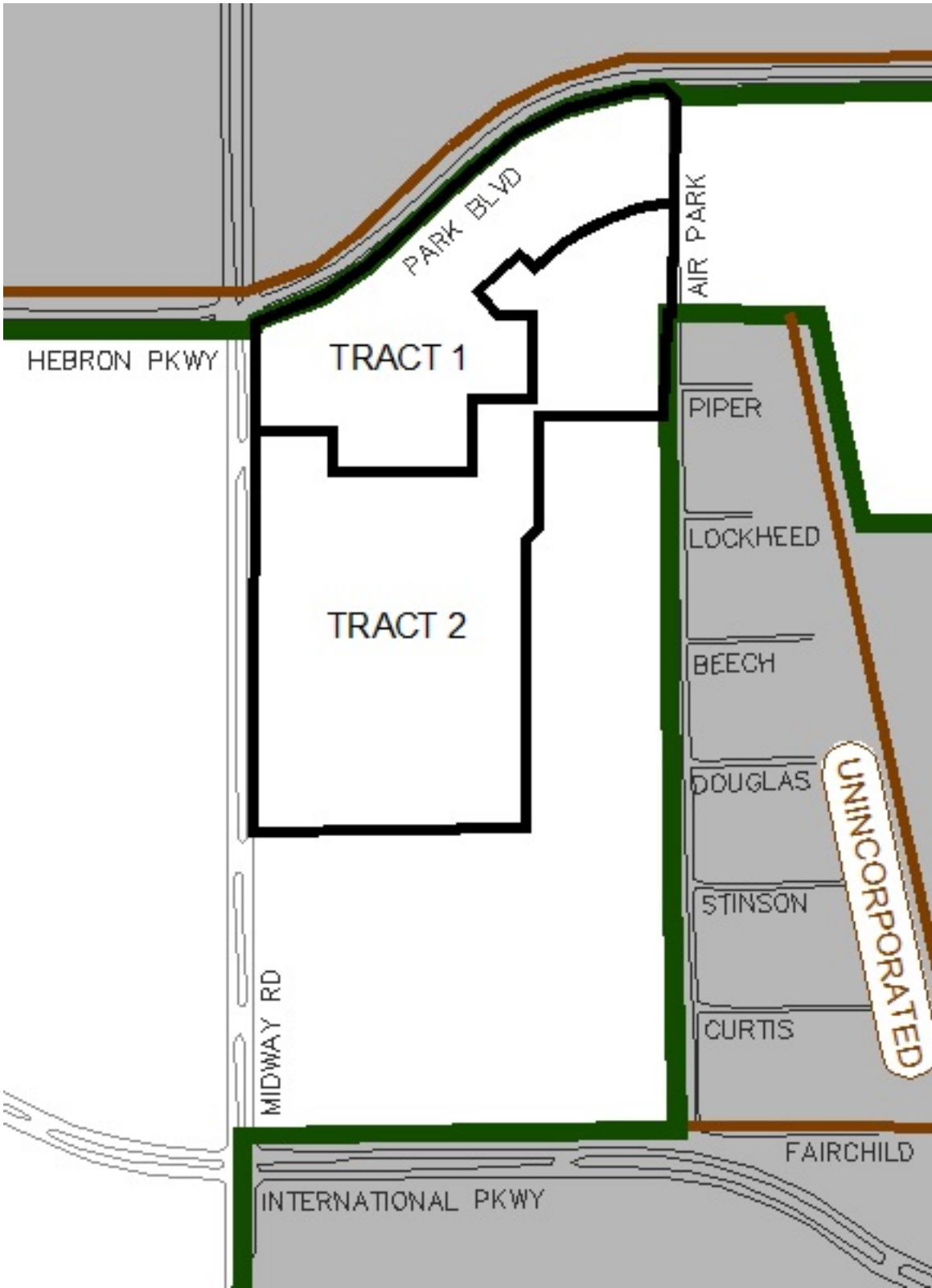


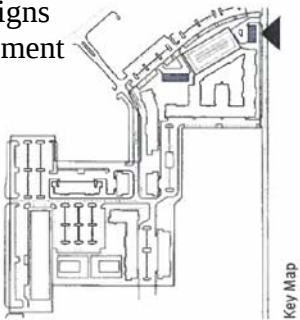
Exhibit C

Conceptual Site Plan

For Multi-Family Development



Exhibit D
Conceptual Building Designs
For Multi-Family Development



- Legend
- 1 Brick
 - 2 Siding
 - 3 Metal Rail & Glass
 - 4 Wicker Panel
 - 5 Manufactured Panel
 - 6 Stovefront
 - 7 Decorative Metal Rail
 - 8 Wood Slates Rail
 - 9 Cementitious Siding
 - 10 Concrete Panel
 - 11 Metal Awning
 - 12 Wood Handrail
 - 13 Composite Shingles

Exhibit D
Conceptual Building Designs
For Multi-Family Development



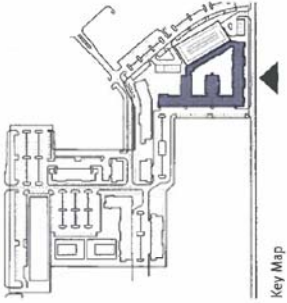
- Legend
- 1 Brick
 - 2 Wood Slats
 - 3 Manufactured Panel
 - 4 Stairfront
 - 5 Hicliha Panel
 - 6 Siding
 - 7 Wood Slats
 - 8 Decorative Metal Rail
 - 9 Concrete Panel
 - 10 Metal Awning
 - 11 Simulated Stone
 - 12 Cementitious Siding
 - 13 Wood Handrail
 - 14 Composite Shingles

Exhibit D
Conceptual Building Designs
For Multi-Family Development



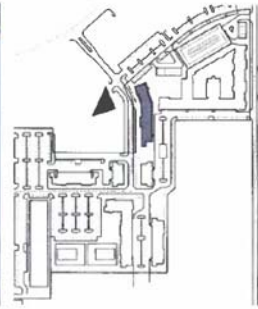
- Legend
- 1 Brick
 - 2 Sliding
 - 3 Metal Rail & Glass
 - 4 Manufactured Panel
 - 5 Storefront
 - 6 Decorative Metal Rail
 - 7 Wood Slat Rail
 - 8 Composite Shingles
 - 9 Simulated Stone
 - 10 Concrete Panel
 - 11 Metal Awning
 - 12 Wood Handrail

Exhibit D
Conceptual Building Designs
For Multi-Family Development



- Legend
- 1 Brick
 - 2 Sliding
 - 3 Nichita Panel
 - 4 Manufactured Panel
 - 5 Storefront
 - 6 Decorative Metal Rail
 - 7 Wood Slates Rail
 - 8 Metal Rail & Glass
 - 9 Cementitious Siding
 - 10 Simulated Stone
 - 11 Concrete Panel
 - 12 Metal Awning
 - 13 Wood Handrail
 - 14 Composite Shingles

Exhibit D
Conceptual Building Designs
For Multi-Family Development



- Legend
- 1 Brick
 - 2 Sliding
 - 3 Metal Rail & Glass
 - 4 Manufactured Panel
 - 5 Scaffolding
 - 6 Composite Shingles
 - 7 Wood Slat Rail
 - 8 Decorative Metal Rail
 - 9 Wood Handrail
 - 10 Metal Awning
 - 11 Concrete Panel
 - 12 Simulated Stone
 - 13 Simulated Stone
 - 14 Metal Awning
 - 15 Wood Handrail
 - 16 Composite Shingles