

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 10/14/2025

PLANNED DEVELOPMENT NO. 132  
AVENIDA CARROLLTON COVERED PARKING

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE 4196 IN ITS ENTIRETY; AMENDING AND REESTABLISHING PLANNED DEVELOPMENT 132 RELATIVE TO AN APPROXIMATELY 10 ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF ARBOR CREEK DRIVE AND NORTH JOSEY LANE; TO ALLOW ADDITIONAL COVERED PARKING, TO MODIFY CONCEPTUAL PLANS, AND TO REVISE DEVELOPMENT STANDARDS; 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 Fourth day of September 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 132 (Case No. PLZ 2025-137); 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 Fourteenth day of October 2025, at which all persons were given an opportunity to present testimony; and

**WHEREAS**, this change of zoning will distinguish development standards specifically applicable to the unique nature of the approximately 10-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.

The Comprehensive Zoning Ordinance, Ordinance No. 1470, of the City of Carrollton is hereby amended by repealing Ordinance No. 4196 in its entirety.

## Section 3.

Planned Development Number 132, as amended and reestablished by Ordinance 4196 on April 2, 2024, as further described in Exhibit A, attached and incorporated by reference for all purposes as if written word for word herein, is hereby amended and restated as set forth herein:

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 Section 3.

The following additional uses shall be permitted and developed with all applicable regulations of the (O-4) Office District, as amended:

- a. Multi-Family residential with duplex and triplex cottages
- b. Accessory buildings for MRI (Magnetic Resonance Imaging) or other specialty diagnostic services
- c. Ambulance service
- d. Biofeedback center
- e. Medical clinic
- f. Blood and organ bank
- g. Cafeteria or delicatessen (accessory use only)
- h. Cancer center addition
- i. Chemotherapy center/facility
- j. Childbirth preparation classes
- k. Continuing care retirement communities and assisted living facilities for the elderly
- l. Cryogenics laboratory with storage facility
- m. Laundry or garment service (accessory use only)
- n. Health screening service
- o. Hearing testing service
- p. Hospital
- q. Insurance physical examination service, except by physicians

- r. Linen supply/industrial laundry service (accessory use only)
- s. Medical or dental laboratory
- t. Medical photography and art
- u. Medical related retail service
- v. Medical supplies sales and rental
- w. Neuroscience institute
- x. Optical goods retailer
- y. Osteoporosis center
- z. Other specialty outpatient facilities, NEC
- aa. Out-patient surgery
- bb. Oxygen tent service
- cc. Pharmacy/prescription drug store
- dd. Physical examination service, except by physicians
- ee. Plasmapheresis center
- ff. Radiation therapy center or other medical treatment facility
- gg. Respiratory clinic
- hh. Testing laboratories and service
- ii. Wellness/rehabilitation center (not a health club)

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.

The following additional uses shall be permitted upon approval of a Special Use Permit:

- a. Adult daycare center
- b. Alcohol treatment, outpatient clinic
- c. Alzheimer's day care center
- d. Community home
- e. Drug treatment, outpatient clinic
- f. Funeral home and crematorium
- g. Hospice, in-patient
- h. Nursing care facility

- i. Multi-family housing for seniors (with limited assistance)
- j. Outpatient treatment clinics for alcoholism and drug addiction
- k. Outpatient mental health clinics
- l. Outpatient detoxification centers
- m. Rehabilitation center, outpatient (medical treatment)
- n. Rehabilitation clinic for psychiatric, or substance abuse patients
- o. Sanitarium or psychiatric hospital
- p. Sick child day care
- q. Substance abuse rehabilitation hospital
- r. Hospital (accommodations for families of patients)

#### Special Development Standards

1. If the subject tract is developed as multi-family use with duplex and triplex cottages, the development shall be in accordance with the conceptual site plan, conceptual landscape plan and conceptual building elevations, all attached hereto as Exhibit B, and with the following standards:
  - a. The development is limited to 155 multi-family units and 48 duplex and triplex cottages (combined).
  - b. An approximately 10,000 square-foot indoor clubhouse facility shall be provided in the main building.
  - c. A boutique hotel style lobby entry shall be provided.
  - d. On-site management offices shall be provided.
  - e. A gathering great room shall be provided.
  - f. A bistro shall be provided.
  - g. A fitness and yoga studio shall be provided.
  - h. A private dining room shall be provided.
  - i. A library/reading area shall be provided.
  - j. A creative arts studio shall be provided.
  - k. A nail salon/spa shall be provided.
  - l. A game room and flexible meeting space with library area shall be provided.
  - m. Outdoor grilling and pool area shall be provided.
  - n. Walking paths shall be provided.
  - o. Outdoor lounge area shall be provided.
  - p. Resident garden and passive game area shall be provided.

- q. The multi-family building shall not exceed 155 units consisting of one and two-bedroom units (apartment homes).
  - r. The duplex and triplex cottage homes shall not exceed 48 units.
  - s. Landscaping shall be in general conformance with the Comprehensive Zoning Ordinance, Article XXV. Landscaping and Buffering.
  - t. Parking shall be calculated based on senior living for the elderly and not multi-family. The duplex and triplex units shall comply with single-family attached, as provided in the Comprehensive Zoning Ordinance, Article XXIV. Off-Street Parking, Loading and Stacking Regulations.
  - u. All signage shall be submitted and reviewed separately for permitting.
  - v. Covered parking shall be permitted and in general conformance with the conceptual plans attached.
- 2. Parking structures will not be included in the lot coverage percentage.
  - 3. 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.

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.

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 9.

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

PASSED AND APPROVED this the Fourteenth day of October 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

\_\_\_\_\_  
Michael McCauley  
Senior Planner

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

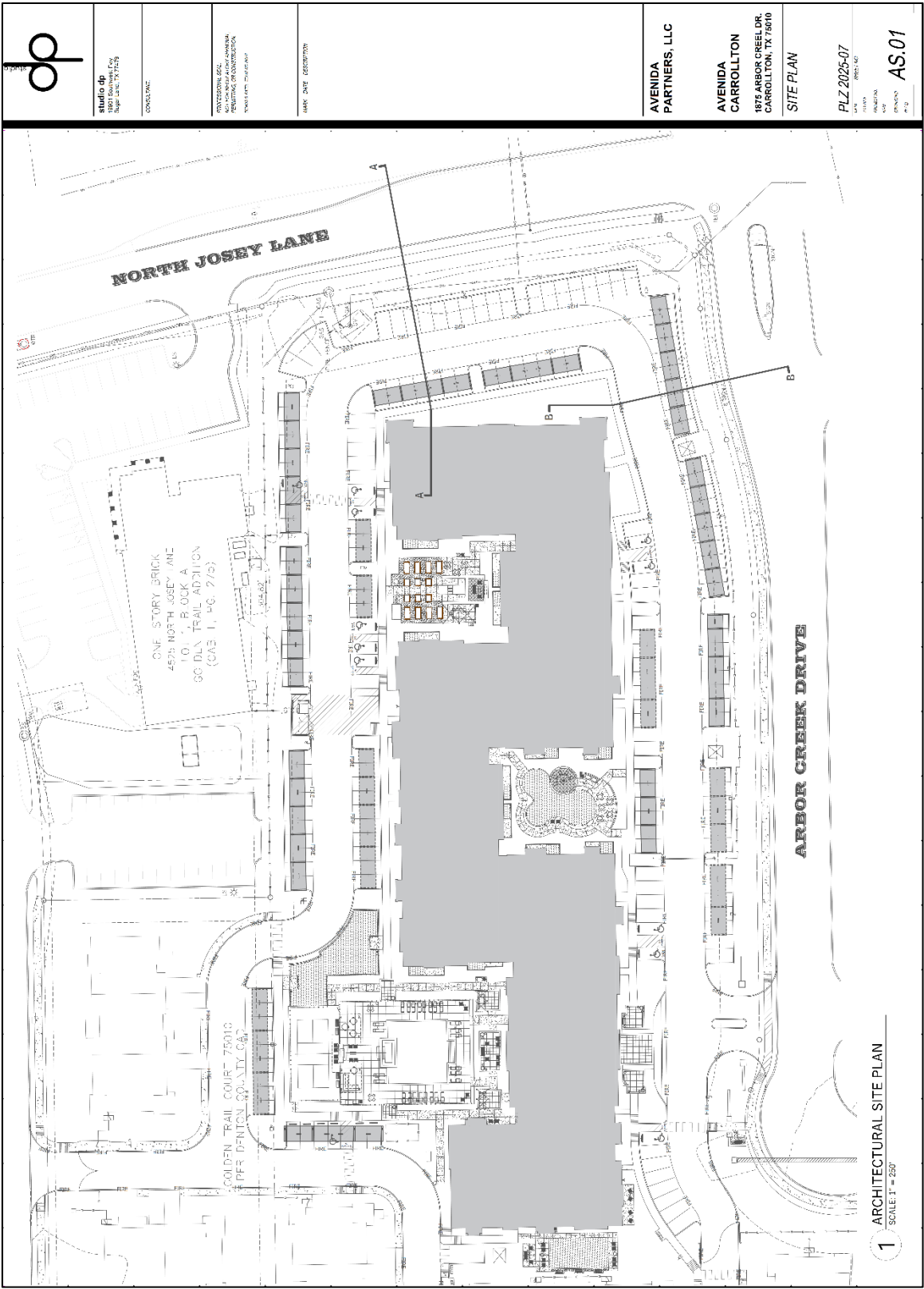
Carrollton Senior Addition  
Lots 1 and 2, Block A

## CONCEPTUAL SITE PLAN

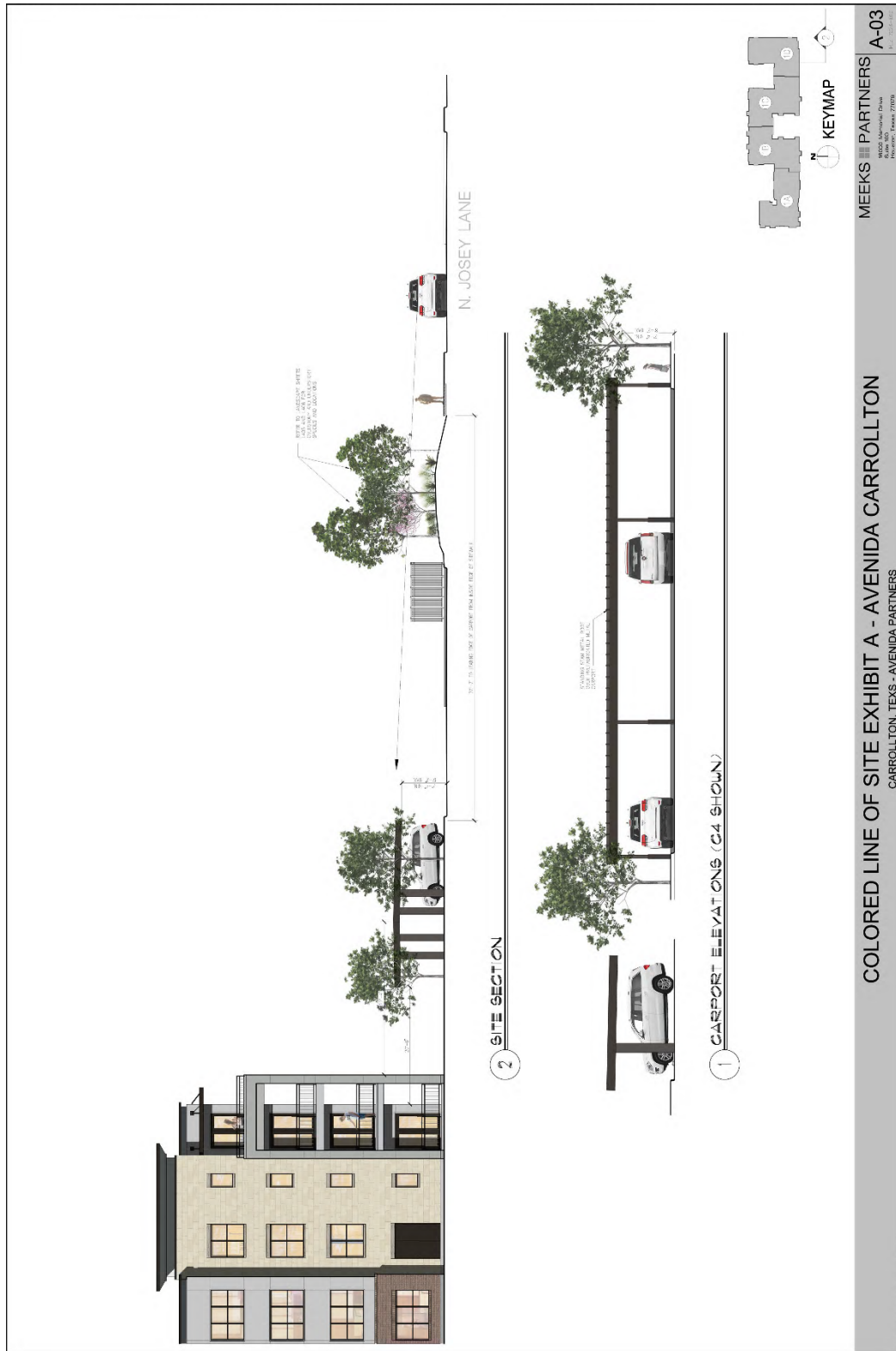




# CARPORT LOCATIONS MULTI-FAMILY



# CARPORT ELEVATION AND LINE OF SIGHT (1 OF 2)



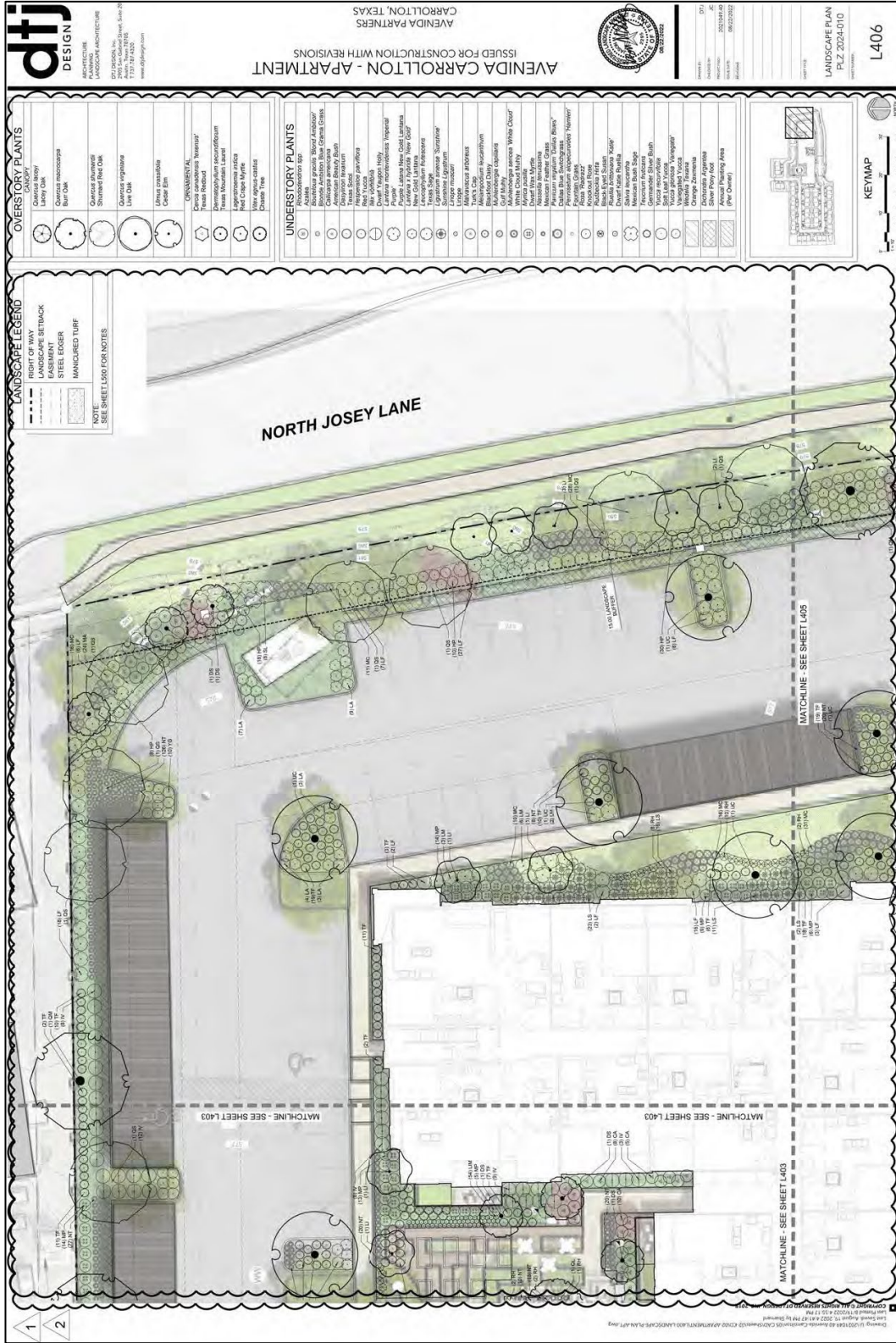
## CARPORT ELEVATION AND LINE OF SIGHT (2 OF 2)







# CONCEPTUAL LANDSCAPE PLAN



AVENIDA CARROLLTON - APARTMENT  
ISSUED FOR CONSTRUCTION WITH REVISIONS  
AVENIDA PARTNERS  
CARROLLTON, TEXAS





CONCEPTUAL BUILDING ELEVATIONS MULTI-FAMILY



CONCEPTUAL BUILDING ELEVATIONS MULTI-FAMILY





DUPLEX AND TRIPLEX ELEVATIONS



1 Triplex - Front  
3/4" = 1'-0"



2 Triplex - Rear  
3/4" = 1'-0"



3 Triplex Side - Typ.  
3/4" = 1'-0"

CITY FILE NO. PLJ200-482  
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REES

Triplex Elevations

Avenida - Senior Living Community  
Carrollton, TX 12/14/20