

PLANNING DEPARTMENT  
City of Carrollton  
Date: 10/18/2016

PLANNED DEVELOPMENT NO. 206

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

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 206 PROVIDING FOR THE (SF-PH) SINGLE-FAMILY-PATIO HOME WITH MODIFIED DEVELOPMENT STANDARDS; 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 First day of September, 2016, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 09-16Z1);

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

**WHEREAS**, this establishment of zoning will distinguish development standards specially applicable to the unique nature of the approximately 15.7-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 206 is hereby established for a certain approximately 15.7acre tract of land located on the north side of Plano Parkway at the intersection of Mustang Parkway, and more specifically described on the attached Exhibit A and depicted on Exhibit B, providing for the following:

## I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-PH) Single-Family Patio Home 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-PH) Single-Family Patio Home District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-PH) Single-Family Patio Home 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. Special Development Standards

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

1. Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscaping Plan, and Conceptual Building Facades attached hereto and incorporated herein as Exhibits C, D, and E respectively.
2. Development shall be in accordance with the following conditions:
  - A. A home owner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the first tract.
  - B. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan.
  - C. An entry ribbon consisting of 6' (six foot) wide decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision at the intersection with Plano Parkway.
  - D. Alleys shall not be required.
  - E. Sidewalks shall be a minimum 5' (five feet) wide.
  - F. A landscape buffer with a minimum average depth of 20' (twenty feet) shall be provided along Plano Parkway on common area lots owned and maintained by the HOA.
  - G. Street Trees:
    - 1) At least 1 (one) canopy street tree shall be required in front yard on of each lot. The tree shall be located within the adjacent street right-of-way and shall be centered between the sidewalk and the back of curb. The placement of trees shall not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined the Planning Director or designee.
    - 2) Root barriers will be installed as required by the City of Carrollton General Design Standards based on location of the tree relative to the back of curb.
    - 3) Street trees shall be a minimum 3" (three inches) in diameter, measured 12" (twelve inches) from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the adjacent home.

- 4) The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Red Oak, and Cedar Elm.

H. Fencing and Screening Walls

- 1) Perimeter fencing along east and west property lines of the development shall be stained wood, board-on-board. Metal poles shall be used for fence support, but on the inside of the fence.
- 2) Privacy fencing for single-family lots:
  - a) Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
  - b) The maximum height of fences shall be 6' (six feet).
  - c) Fences may not extend closer than 10' (ten feet) from the nearest front corner of the home.
- 3) Plano Parkway Screening:
  - a) A 6' (six feet) high, masonry screening wall, with enhanced stone columns approximately 120' (one hundred-twenty feet) on center, shall be constructed along Plano Parkway where a home sides or backs to Plano Parkway.
  - b) Vertical tubular steel ornamental fencing, with a height range from 3'6" (three feet six inches) to 6' (six feet), shall be used in conjunction with landscaping in those areas along Plano Parkway where a home fronts a slip street or where a common area lot.

I. Lot Development Standards:

- 1) Minimum lot size: 3,600 square feet
- 2) Minimum lot width: 45 feet
- 3) Minimum lot depth: 80 feet
- 4) Maximum lot coverage: 65%
- 5) Minimum Setbacks:
  - a) Front Yard:
    - (1) House Face: Minimum 10' (ten feet), Maximum 15' (fifteen feet)
    - (2) Garage Face: Maximum 18' (eighteen feet)
  - b) Side Yard:
    - (1) Interior Lots: 5' (five feet)
    - (2) Side Street/Corner Lot: 10' (ten feet)
  - c) Rear Yard: 5' (five feet) minimum

- J. A maximum of 25% (twenty-five percent) of the residential lots may contain dwelling units between 1,800-2,000 square feet. All remaining dwelling units shall be greater than 2,000 square feet.

K. Residential Architectural Standards:

- 1) The following finishes will be permitted:
  - a) Brick, stone, man-made stone, and cementitious fiber board plank with a 30-year manufacturer's warranty.
  - b) Sheet material is prohibited.
  - c) Minimum 90% (ninety percent) of front façade, exclusive of windows and doors, shall be masonry (brick, stone, man-made/cultured stone.) In instances where a second story wall is above a roof, cementitious-fiber board plank with a 30-year manufacturer's warranty may be used.

- 2) Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4' (four feet).
  - 3) 30 year dimensional shingles or better shall be provided on all homes.
  - 4) Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
  - 5) Enhanced garage doors: Decorative wood or "faux wood" or equivalent paneled door with texture.
  - 6) Chimneys provided on home lots facing or backing open space or common area lots adjacent to Plano Parkway shall be 100% (one hundred percent) masonry or direct vent.
- L. Architectural façade treatments. Each home shall incorporate at least 3 (three) of the following:
- 1) The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
  - 2) As least 1 (one) dormer shall be provided for each roof plane over 600 (six hundred) square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
  - 3) An unenclosed front porch.
  - 4) All shutters for windows facing a street will be operational or appear to be operational.
  - 5) Additionally, the shutters will be in scale with the corresponding window.
  - 6) Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
  - 7) The floor of front porches shall be enhanced with various treatments such as, but not exclusive to brick, stone, salt finishing, or patterned concrete.
  - 8) Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate.
  - 9) Front doors and/or garage doors shall incorporate glass enhancements.

### SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning 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.

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 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 become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Eighteenth day of October, 2016

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Garber  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
Loren Shapiro  
Chief Planner

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEING a 15.668 acre tract of land situated in the Abiah Dyer Survey, Abstract No. 360, and being part of a called 14.318 acre tract of land described in the deed to SEGER-A, INC., and recorded in Volume 1794, Page 729, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), as part of a called 8.488 acre tract of land described in the deed to ULAMIR, INC., recorded in Volume 1794, Page 780, O.P.R.D.C.T., part of a called 12.038 acre remainder tract of land described in the deed to CROW-BILLINGSLEY #7, INC., recorded in Volume 1892, Page 303, O.P.R.D.C.T., and part of a called 19.962 acre remainder tract of land described in the deed to CROW-BILLINGSLEY #7, INC., recorded in Volume 1892, Page 306, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southwest corner of said SEGER-A, INC. tract, and in the north right-of-way line of Plano Parkway, (100 foot right-of-way), as recorded in Cabinet G, Page 359, Official Plat Records of Denton County, Texas;

THENCE North 03 degrees 42 minutes 27 seconds East, 615.37 feet to a point for corner; THENCE South 87 degrees 03 minutes 56 seconds East, 144.39 feet to a point for corner; THENCE South 87 degrees 12 minutes 52 seconds East, 562.23 feet to a point for corner; THENCE South 87 degrees 00 minutes 27 seconds East, 398.39 feet to a point for corner;

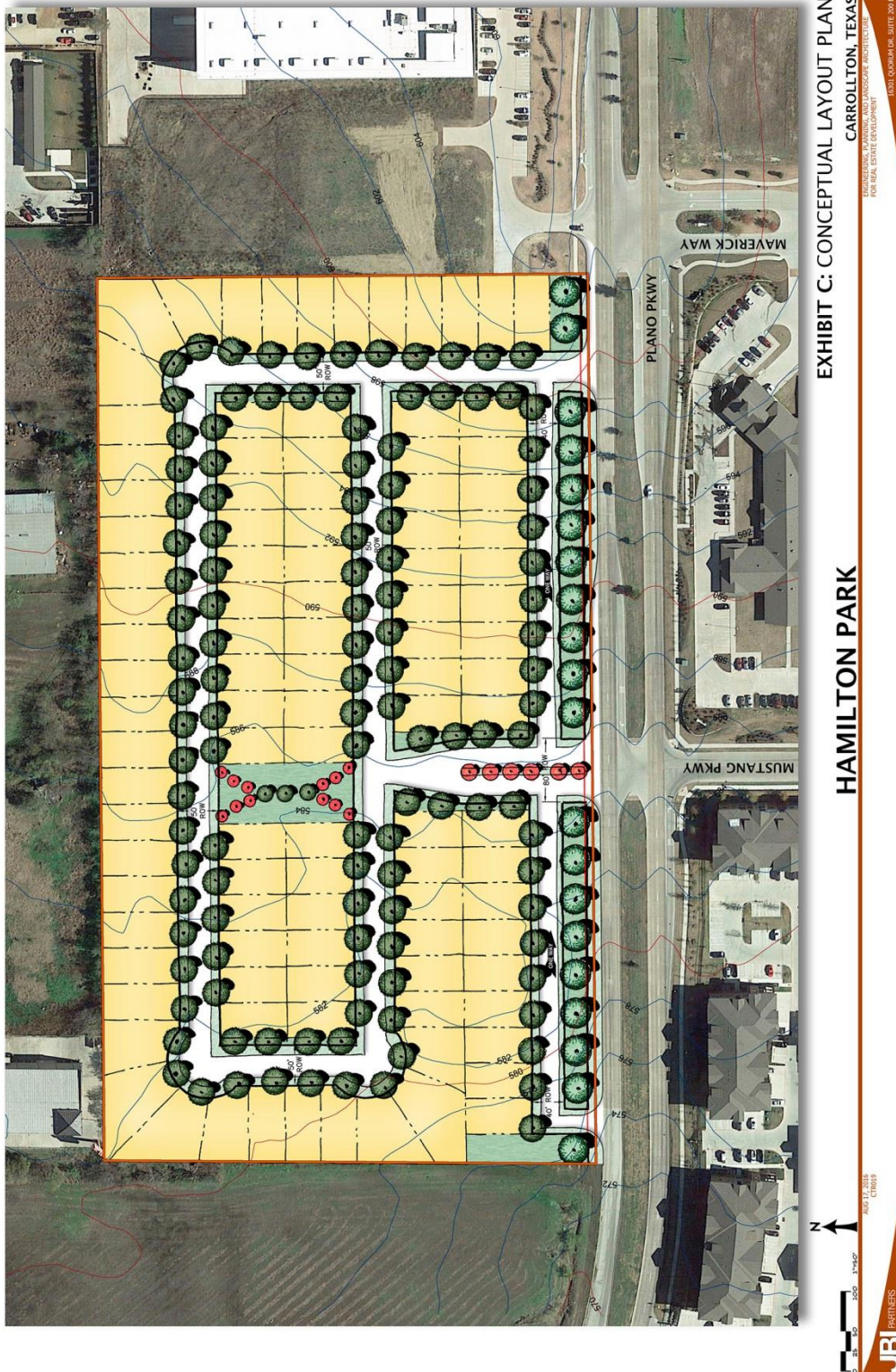
THENCE South 02 degrees 49 minutes 05 seconds West, 614.11 feet to a point for corner in the said north right-of-way line of Plano Parkway;

THENCE North 87 degrees 10 minutes 55 seconds West, 1114.56 feet along the said north right-of-way line of Plano Parkway to the POINT OF BEGINNING and containing 682,518 square feet or 15.668 acres of land.

## EXHIBIT B



**EXHIBIT C**  
**Conceptual Site Plan**



## EXHIBIT D Conceptual Landscape Plan



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**T B G** HAMILTON PARK / CONCEPTUAL LANDSCAPE PLAN

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**EXHIBIT D**  
**Conceptual Landscape Plan**



**HAMILTON PARK / CONCEPTUAL LANDSCAPE ENLARGEMENTS**

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**EXHIBIT E**  
Conceptual Façade Plans



**HAMILTON PARK / ARCHITECTURAL ELEVATIONS A**

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**EXHIBIT E**  
Conceptual Façade Plans



**HAMILTON PARK / ARCHITECTURAL ELEVATIONS B**

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