

BACKGROUND

GENERAL PROJECT INFORMATION

REQUEST: This is a city-initiated request for approval to amend the Comprehensive Zoning Ordinance (CZO) pertaining to the (CC) Corporate Commercial zoning district and the “_”C or Conditional Use restrictions.

APPLICANT: City of Carrollton

SUMMARY: The Corporate Commercial (CC) District was established in 1993 to promote a high-quality, campus-style office and business environment between Josey Lane and the BNSF Railroad along Plano Parkway. However, the anticipated demand for the campus-style model did not fully materialize. Instead, the area saw the emergence of master-planned developments such as Austin Waters and Mustang Park. As this area has continued to evolve, shifts in market trends and development patterns have led to increased demand for more retail, restaurant, personal service, and medical uses.

To reflect current development trends and growing demand for retail and service-oriented uses, the City is proposing updates to the (CC) Corporate Commercial District zoning standards. These revisions aim to better align land use regulations with the area’s evolution and community needs. The proposed revisions aim to more effectively regulate land uses within the (CC) Corporate Commercial zoning district responding to today’s market and current conditions. The City supports this direction and seeks to align zoning regulations with current development interests.

Specifically, the proposed amendment to Article XX.1 Corporate Commercial District of the Comprehensive Zoning Ordinance (CZO) would remove existing restrictions on uses designated as “_”C in Article V. Use of land and Structures. Concurrently, revisions to Article V would reclassify those "XC" uses to be permitted by right, "SC" uses to be permitted by way of an SUP, "AC" uses to be permitted as an accessory use by right, and "SAC" uses to be permitted by way of an SUP within the Corporate Commercial district. The proposed changes to the Corporate Commercial District and Article V. aim to better match the area's ongoing development trends.

Two other zoning minor ordinance amendments are also proposed. The first removes the “allowed by right” designation for the “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” use from the (LI) Light Industrial district, in Article V. The second removes the term “structure” from the building coverage definition, in Article XXXIV. Definitions.