

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 07/02/24

PLANNED DEVELOPMENT NO. 227
PENIKAM WAREHOUSE

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT 227 FOR THE (LI) LIGHT INDUSTRIAL DISTRICT ON AN APPROXIMATELY 3.39-ACRE TRACT LOCATED AT 1811 TRINITY VALLEY DRIVE TO ACCOMMODATE DEVELOPMENT ON LESS THAN 5-ACRES WITHOUT AFFECTING ADJACENT PROPERTIES TO CREATE DEVELOPMENT STANDARDS AND PROVIDE CONCEPTUAL PLANS; AMENDING THE OFFICIAL ZONING MAP; 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 Sixth day of June 2024, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. PLZ 2024-052); 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 Second day of July 2024, 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 3.39-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 227 located on an approximately 3.39-acre tract which is described on Exhibit A and generally depicted on Exhibit B, is hereby established, to provide for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LI) Light Industrial 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 (LI) Light Industrial District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LI) Light Industrial 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 conditions, restrictions and regulations:

1. Development shall be permitted in accordance with the attached Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Building Elevations depicted on Exhibits C, D, and E.
2. The associated replat (PLRP 2024-049) shall be filed prior to above-grade construction.
3. Proof of truck maneuverability shall be provided, in accordance with Article XXIV. of the Comprehensive Zoning Ordinance (CZO), prior to attaining a building permit.
4. With a landscape license agreement, the landscape buffer shall be required within the right-of-way.
5. Trash receptacle shall be permitted between the face of the building and street.
6. Three driveways shall be permitted in accordance with the attached site plan.
7. A zero side yard setback shall be permitted for the eastern property line.
8. A 15-foot rear yard setback shall be permitted for the southern property line.
9. Internal storage shall be permitted in accordance with the attached site plan.
10. A minimum of seven ornamental trees and ninety-eight shrubs shall be required and permitted in accordance with the attached Landscape Plan.

Section 3.

The Comprehensive Zoning Ordinance and the Official 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.

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 7.

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 8.

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

PASSED AND APPROVED this the Second day of July 2024.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

Albert Thomas
Assistant City Attorney

APPROVED AS TO CONTENT:

Emily Offer
Planner

EXHIBIT A
LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the James F. Chenoweth Survey, Abstract Number 267, City of Carrollton, Dallas County, Texas, and being Lot 2, Block 1, Valley View West Business Park, an addition to the City of Carrollton, according to the plat thereof, recorded in Volume 87150, Page 3352, Plat Records, Dallas County, Texas, being part of Block 1, Valley View West Business Park, an addition to the City of Carrollton, according to the plat thereof, recorded in Volume 79173, Page 101, Plat Records, Dallas County, Texas, and being all of that certain tract of land, described by deed to PSP Ganesh, LLC, recorded in Instrument Number 201500335128, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Ganesh tract, same being the northwest corner of a certain tract of land, described by deed to 2405 McIver LLC, recorded in Instrument Number 201200226319, Deed Records, Dallas County, Texas, being in a north line of said Block 1 (79173/101), and being in the south line of Trinity Valley Drive (called 60' ROW);

THENCE S 00°29'23" E, with the east line of said Ganesh tract, same being the west line of said 2405 McIver tract, a distance of 336.66 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Ganesh tract, same being the southwest corner of said 2405 McIver tract, and being in a north line of a certain tract of land, described by deed to the City of Farmers Branch, recorded in Volume 76108, Page 372, Deed Records, Dallas County, Texas;

THENCE S 89°25'37" W, with a north line of said City of Farmers Branch tract, and the south line of said Ganesh tract, passing at a distance of 249.88 feet, a 1/2" rebar found at the southwest corner thereof, same being the southeast corner of said Lot 2, continuing with the south line thereof a total distance of 447.68 feet to the southwest corner thereof, same being the southeast corner of Lot 1, Block 1, of said Valley View West Business Park (87150/3351) plat, from which a 1/2" rebar found bears S 44°34' E, 0.7 feet;

THENCE N 00°29'23" W, with the west line of said Lot 2, same being the east line of said Lot 1, a distance of 280.19 feet to a 1/2" rebar found;

THENCE N 36°59'22" E, with the west line of said Lot 2, same being the east line of said Lot 1, a distance of 49.78 feet to a 1/2" rebar found at the northwest corner of said Lot 2, same being the northeast corner of said Lot 1, being in a north line of said Block 1 (79173/101), and being in the southwest side of the cul-de-sac for said Trinity Valley Drive;

THENCE northeasterly, with the north line of said Lot 2, a north line of said Block 1 (79173/101), and the south side of said cul-de-sac, with the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 97°28'45", and an arc length of 102.08 feet, whose chord bears N 78°15'02" E, a distance of 90.21 feet to a 1/2" capped rebar found;

THENCE N 89°30'37" E, with the south line of said Trinity Valley Drive, a north line of said Block 1 (79173/101), and the north line of said Lot 2, passing at a distance of 79.04 feet, the northeast corner thereof, same being the northwest corner of said Ganesh tract, continuing with the north line thereof, and the north line of said Block 1 (79173/101), a total distance of 328.92 feet to the **POINT OF BEGINNING** an containing approximately 3.390 acres of land.

EXHIBIT B
GENERAL DEPICTION

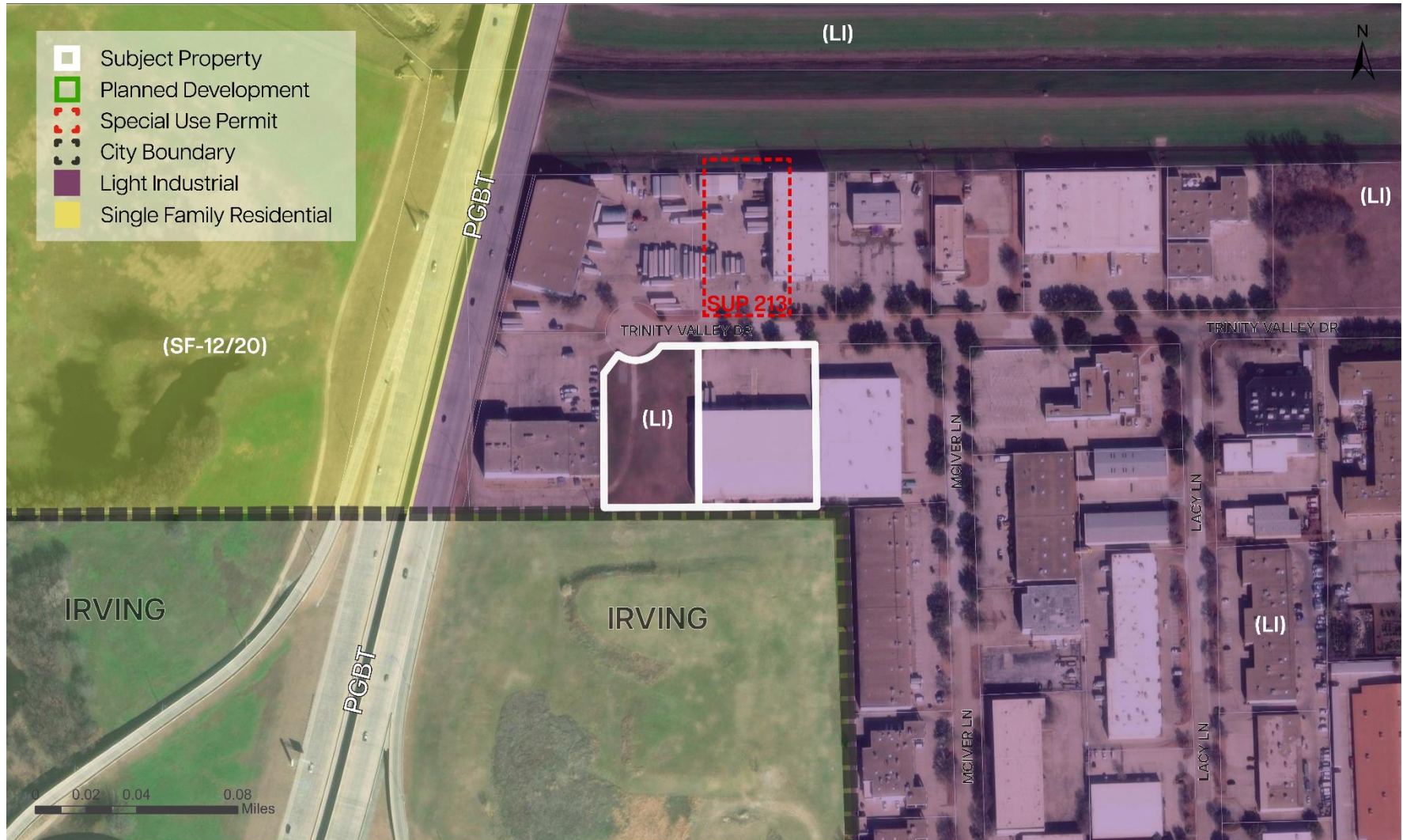
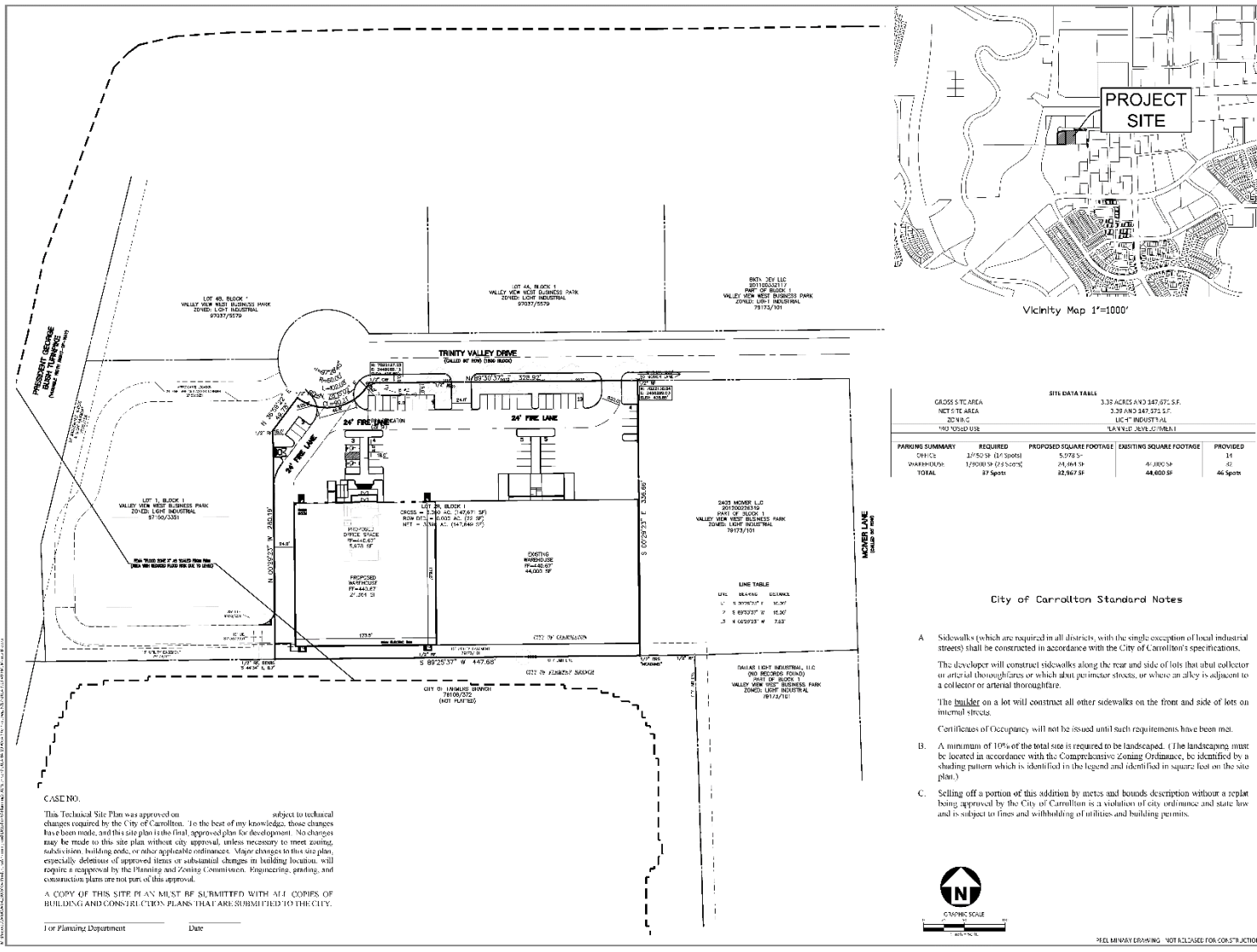


EXHIBIT C
CONCEPTUAL SITE PLAN



McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 111, Suite 800
Lewisville, Texas 75056
phone 972.458.5912
fax 972.458.5915
TWP: 107N07E05S, 10E10440D
www.mcadamsco.com

CLIENT
DEVCO, INC.
10100 W. 10th St.
10101 W. 10th Valley Dr., Carrollton, TX 75006
214.271.5500

ARCHITECT
WHEAT GROUP ARCHITECTS F.P.A., LLC
14525. 3rd Street
Carrollton, TX 75006
972.271.1010
TWP: 107N07E05S, 10E10440D

Penikam Warehouse
SITE PLAN
LOT 2R, BLOCK 1 VALLEY VIEW WEST BUSINESS PARK
CARROLLTON, TEXAS

EXHIBIT D

CONCEPTUAL LANDSCAPE PLAN



McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972.436.9712
fax 972.436.9715
TDEP: 19762 181PLS: 10194440
www.mcadamsco.com

CLIENT
WRIGHT GROUP ARCHITECTS PLANNERS,
P.L.L.C.
1400 S. BROADWAY STREET
"CLIENT CITY/TOWN, STATE, ZIP"
TERRY WRIGHT

LANDSCAPE ARCHITECT
McADAMS
4400 STATE HIGHWAY 121
LEWISVILLE, TX 75056
(972) 436-9712
McGAIN HATCHER, RLA

PENIKAM WAREHOUSE
SITE DEVELOPMENT PLANS
1811 & 1813 TRINITY VALLEY DRIVE
CITY OF CARROLLTON, TEXAS, 75006

REVISIONS

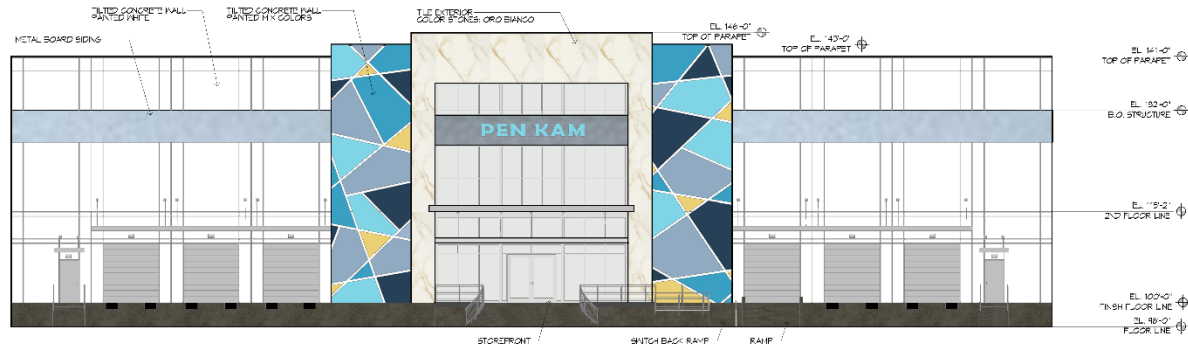
NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO. WGA23005
FILENAME: WGA23005-151.DWG
CHECKED BY: MMH
DRAWN BY: XAO
SCALE: 20 SCALE
DATE: 04/30/2024

SHEET
LANDSCAPE PLAN

EXHIBIT E CONCEPTUAL ELEVATIONS (1 OF 3)



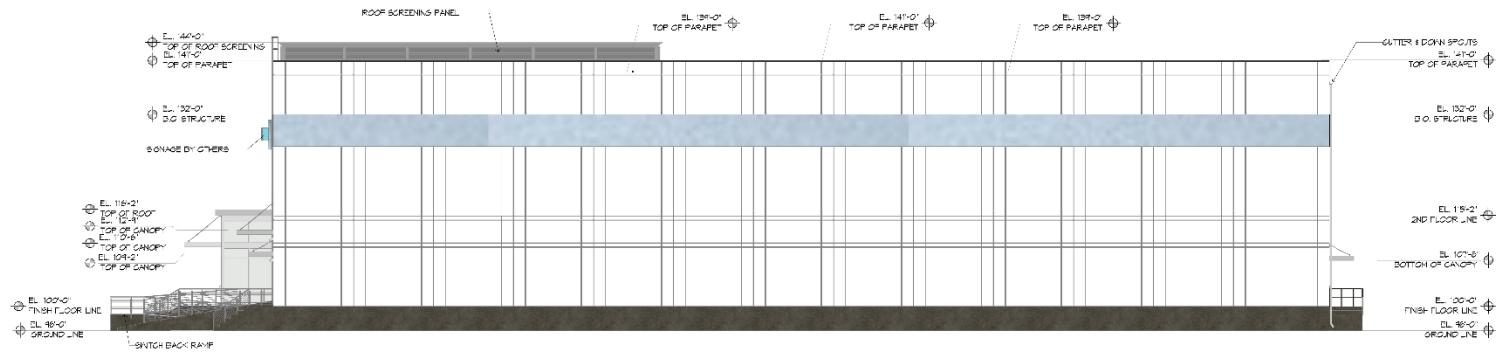
WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
75006
(972) 242 - 1015

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

Type Date 01

1 NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"



Penikam Warehouse
1813 Trinity Valley Drive
Carrollton, Texas 75006

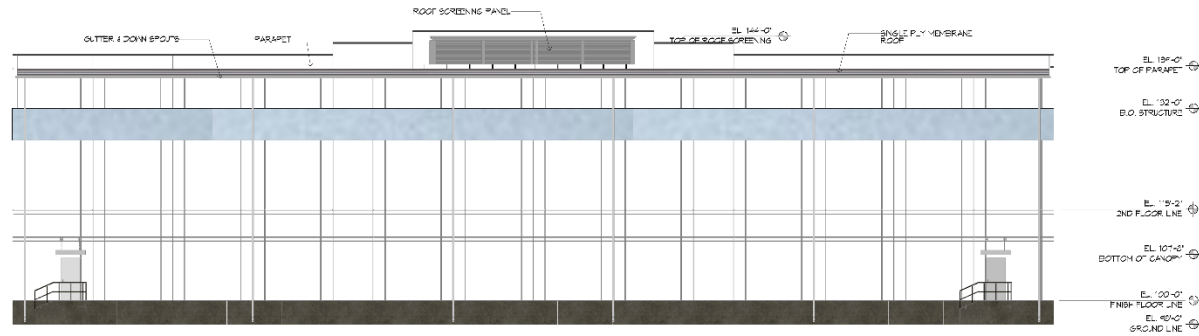
JOB NO. A-2052
DATE Type Date 02

SHEET NO.
A-401

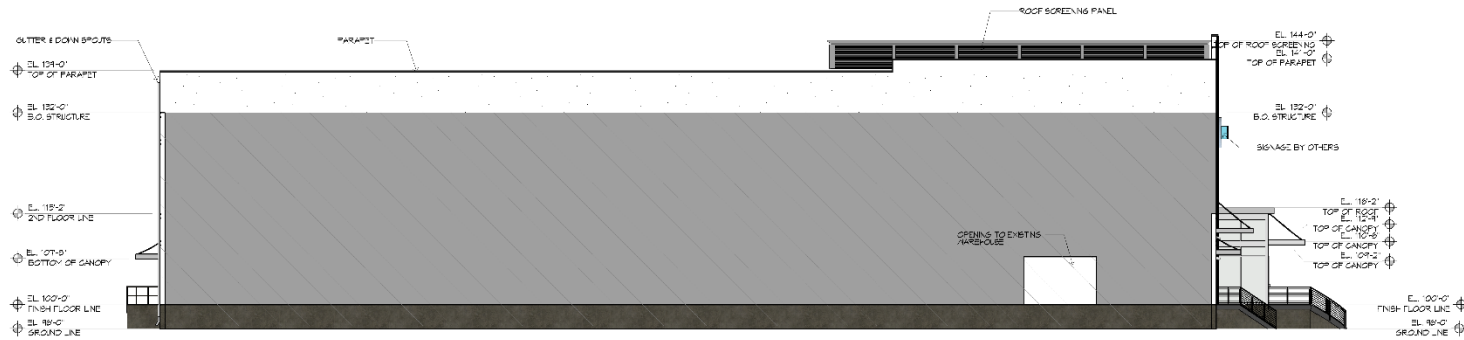
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EXHIBIT E

CONCEPTUAL ELEVATIONS (2 OF 3)



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

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APPROVAL, PERMITTING,
OR CONSTRUCTION

Type Date 01

Penikam Warehouse
1813 Trinity Valley Drive
Carrollton, Texas 75006

JOB NO. A-2052
DATE Type Date 02

SHEET NO.
A-402

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EXHIBIT E
CONCEPTUAL ELEVATIONS (3 OF 3)

