

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO REPEAL AND REPLACE PLANNED DEVELOPMENT 148, ORDINANCE 3911, ON AN APPROXIMATELY 14.32-ACRE TRACT GENERALLY LOCATED ON THE SOUTHEAST CORNER OF EAST HEBRON PARKWAY AND MARSH LANE; TO CHANGE A PORTION OF THE BASE ZONING FROM (HC) HEAVY COMMERCIAL DISTRICT TO (MF-18) MULTIFAMILY RESIDENTIAL DISTRICT, TO ADD DEVELOPMENT STANDARDS, AND TO ADD CONCEPTUAL PLANS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AMENDING THE OFFICIAL ZONING MAP ACCORDINGLY; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Sixth day of November 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-033); 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 December 2025, 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 14.32-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 148 located on an approximately 186-acre tract at the southeast corner of East Hebron Parkway and Marsh Lane, generally depicted on Exhibit A, is hereby repealed and replaced in its entirety, to provide the following:

### **a. Use Regulations**

#### **1. TRACTS 1, 3, and 4:**

##### **Permitted Uses:**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (HC) Heavy Commercial 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 (Heavy Commercial) Heavy Commercial 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 (HC) Heavy Commercial 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.

#### **2. TRACTS 2 and 5:**

##### **Permitted Uses:**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily Residential 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 (MF-18) Multifamily Residential 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 (MF-18) Multifamily Residential 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. Special Development Regulations**

### Tracts 1 and 2:

1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit B, Conceptual Landscape Plan, as shown on Exhibit C, Conceptual Building Elevations, as shown on Exhibit D, and Conceptual Landscape Elevations, as shown on Exhibit E.
2. Enhanced pavers shall be provided at driving aisle intersections and at crosswalks, as shown on the conceptual plans.
3. All waste receptacles shall be adequately located to ensure maneuverability of servicing, per the General Design Guidelines. All waste receptacles, including toters, shall be screened from streets.
4. Trash Receptacles are permitted between the building and the street, in accordance with the attached conceptual plans.
5. Carports, as defined by the Comprehensive Zoning Ordinance (CZO), shall be prohibited.
6. If any of the tree species specified by the Conceptual Landscape Plan, as shown on Exhibit C, are determined to be unavailable, unsuitable for site conditions, or otherwise infeasible at the time of installation, substitutions may be permitted provided that the replacement species meet the intent of the PD with respect to aesthetic character, form, and environmental performance. Any proposed substitution shall be subject to review and approval by the City Manager or their designee prior to installation.

### Tract 1:

1. The pond located north of Building 1, as identified on Exhibit B, shall be a retention pond including a water feature.

### Tract 2:

1. Minimum depth of the front setback along Marsh Lane shall be 20 feet.
2. Building height shall be limited to a maximum of 60 feet.
3. Density shall be limited to a maximum of 44 units per acre.
4. Number of dwelling units shall be limited to a maximum of 406 multifamily units.
5. The minimum clearance for the fire lane and mutual access easement through the parking garage shall be 14 feet in height or as required by the Fire Marshal.

6. The following multifamily amenities shall be provided:
  - A. Pool courtyards with seating and grilling areas
  - B. Lounge entry lobby with mail
  - C. Club room
  - D. Fitness center
7. Nellie R. Stevens or evergreen equivalent trees shall be provided along the entire southern border of the site where trees are proposed in accordance with Exhibit C.
8. A continuous 6–8-foot-tall hedge shall be installed along the southernmost boundary of the site, running east–west and located south of the Buildings 3 and 4, as designated by Exhibit C.

Tract 3

1. A maximum of 30 percent of the floor area of any development can be occupied by a warehouse/distribution use; and
2. A 40-foot height limitation shall be imposed along a 500-foot-wide strip of land located on the north side of the ROW of the railroad tracks.

Tract 4

1. A maximum of 95 percent of the floor area of any development can be occupied by a warehouse/distribution use; and
2. A 40-foot height limitation shall be imposed along a 500 foot wide strip of land located on the north side of the ROW of the railroad tracks.

Tract 5

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. Special development standards for any multifamily residential development shall be:
  - A. Development shall be in substantial conformance with the Conceptual Site and Landscape Plan and Conceptual Building Designs attached herein as Exhibits F & G respectively.
  - B. The maximum number of multifamily dwelling units shall be 380.
  - C. The minimum number of parking spaces for multifamily 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 (I) of the CZO) shall not apply.

- E. The minimum dwelling unit sizes shall be 500 square feet (efficiency), 550 square feet (one bedroom), 700 square feet (two bedroom) and 1,000 square feet (three or more bedroom).
- F. The maximum height of any building shall be 5 stories.
- G. Carports shall not be located between buildings and streets, shall be screened from streets, and shall match architectural features of multifamily buildings.
- H. The parking garage shall not be visible from Midway Road.
- I. All signs shall be in conformance with the Sign Ordinance.

### **Section 3.**

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

### **Section 4.**

Any person violating any 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, as amended, shall remain in full force and effect.

### **Section 7.**

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 8.**

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

PASSED AND APPROVED this the Second day of December 2025.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Steve Babick, Mayor

ATTEST:

\_\_\_\_\_  
Chloe Sawatzky  
City Secretary

APPROVED AS TO FORM:

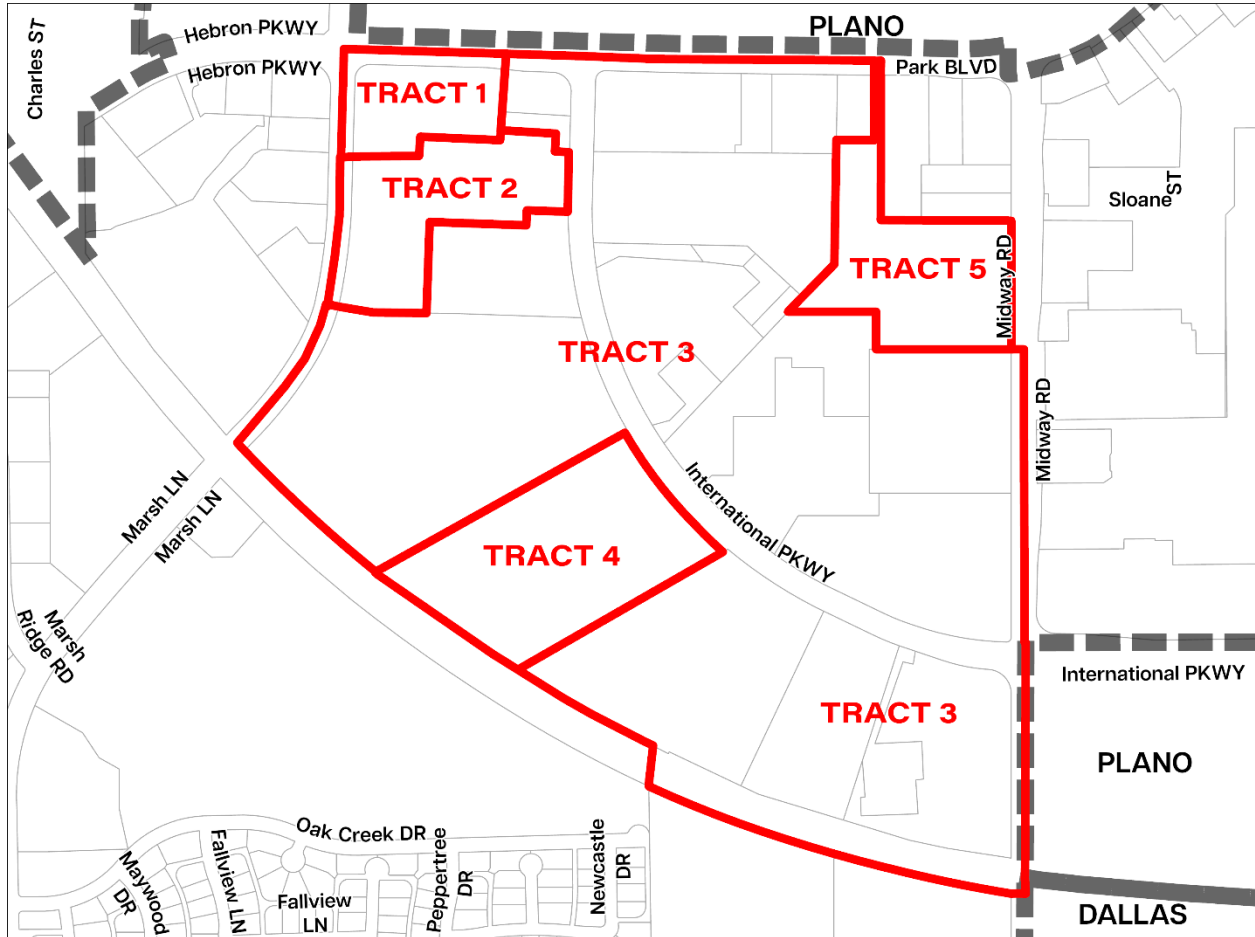
APPROVED AS TO CONTENT:

\_\_\_\_\_  
Meredith Ladd  
City Attorney

\_\_\_\_\_  
Emily Offer  
Senior Planner

# EXHIBIT A

Location and Tract Designation

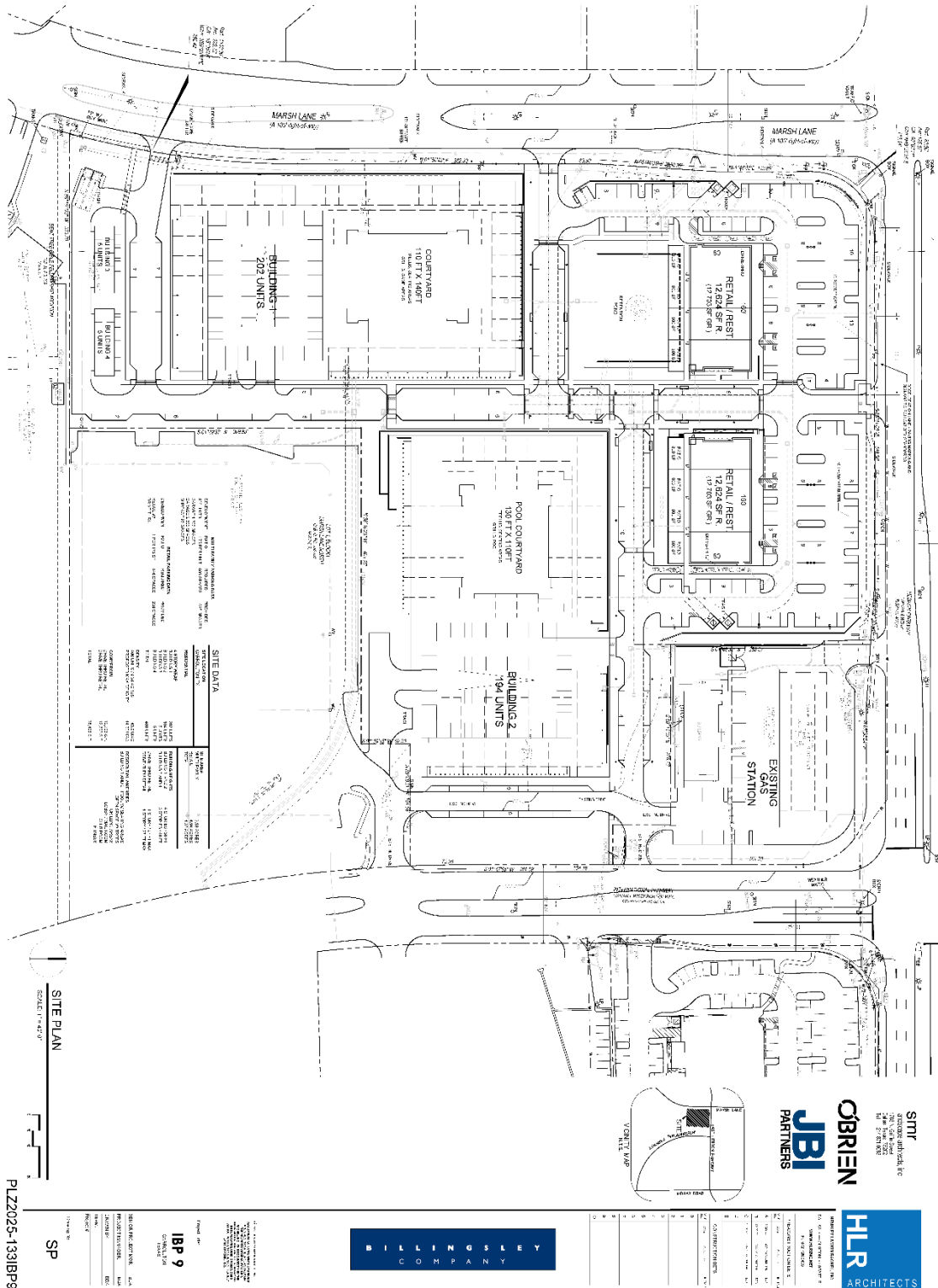


**Tract 4 being GADZOOKS INTERNATIONAL SUB BLK 1 LOT 2R**

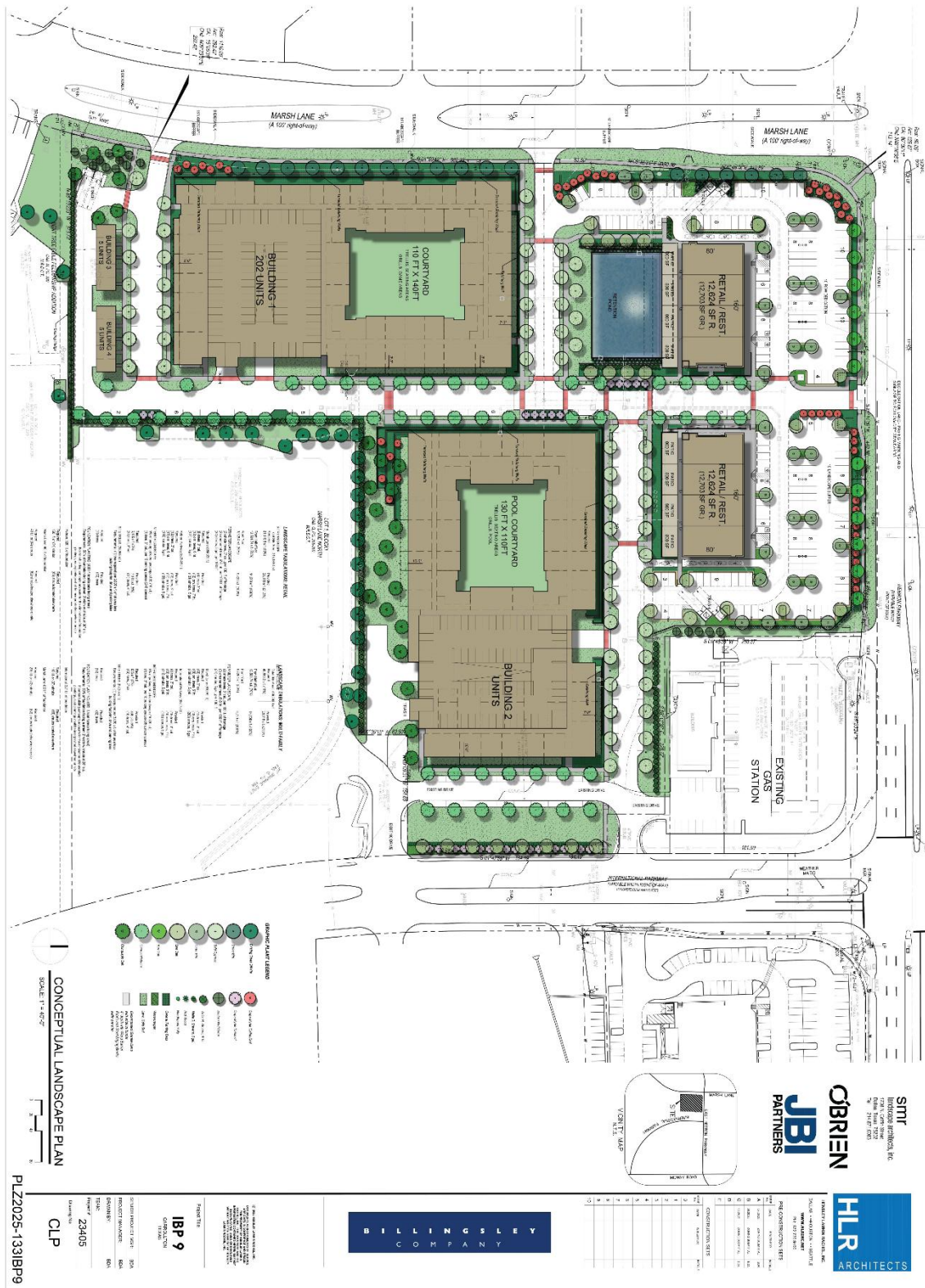
**Tract 5 being INTERNATIONAL BUSINESS PARK PH 3 BLK 1 LOT 2**

# Exhibit B

## Tract 1 Conceptual Site Plan









# Exhibit D

## Tract 1 Conceptual Building Elevations



BILLINGSLEY COMPANY IBP 9 - MASTER PLAN CARROLLTON, TX PROJECT OVERALL VIEW 10.14.2025 O'BRIEN AND HLR ARCHITECTS



BILLINGSLEY COMPANY IBP 9 - MASTER PLAN CARROLLTON, TX RETAIL CONCEPT ELEVATION 10.14.2025 O'BRIEN AND HLR ARCHITECTS



# Exhibit D

## Tract 1 Conceptual Building Elevations





Exhibit D

Tract 1 Conceptual Building Elevations



B I L L I N G S L E Y  
C O M P A N Y

IBP 9 - MASTER PLAN  
CARROLLTON, TX

MULTI-FAMILY VIEW ACROSS RETENTION POND  
10.14.2025

O'BRIEN AND  
HLR ARCHITECTS



B I L L I N G S L E Y  
C O M P A N Y

IBP 9 - MASTER PLAN  
CARROLLTON, TX

MULTI-FAMILY BUILDING 1 CONCEPT ELEVATION AT ENTRY DRIVE  
10.14.2025

O'BRIEN AND  
HLR ARCHITECTS



# Exhibit D

## Tract 1 Conceptual Building Elevations



B I L L I N G S L E Y  
C O M P A N Y

IBP 9 - MASTER PLAN  
CARROLLTON, TX

MULTI-FAMILY BUILDING 1 CONCEPT ELEVATION ALONG MARSH LANE  
10.14.2025

O'BRIEN AND  
HLR ARCHITECTS



B I L L I N G S L E Y  
C O M P A N Y

IBP 9 - MASTER PLAN  
CARROLLTON, TX

MULTI-FAMILY BUILDING 1 CONCEPT ELEVATION ALONG MARSH LANE  
10.14.2025

O'BRIEN AND  
HLR ARCHITECTS



Exhibit D  
Tract 1 Conceptual Building Elevations



BILLINGSLEY COMPANY IBP 9 - MASTER PLAN CARROLLTON, TX MULTI-FAMILY BUILDING 2 CONCEPT ELEVATION 10.14.2025 O'BRIEN AND HLR ARCHITECTS



BILLINGSLEY COMPANY IBP 9 - MASTER PLAN CARROLLTON, TX MULTI-FAMILY BUILDING 3 AND 4 CONCEPT ELEVATION 10.14.2025 O'BRIEN AND HLR ARCHITECTS

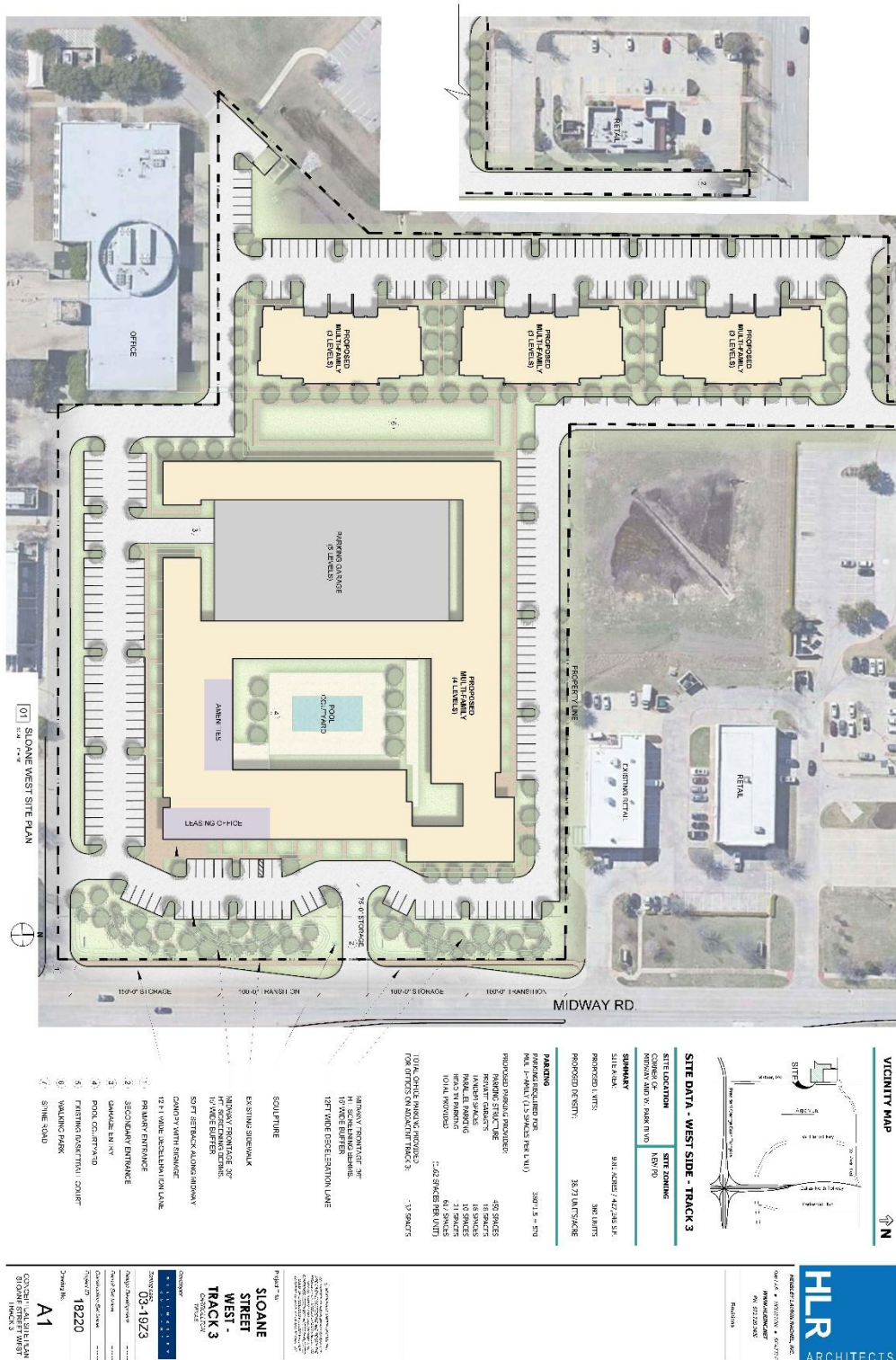
# Exhibit E

## Tract 1 Landscape Elevation





## Tract 5 Conceptual Site and Landscape Plan





# Exhibit G

## Tract 5 Conceptual Building Elevations



# Exhibit G

## Tract 5 Conceptual Building Elevations



SLOANE STREET WEST  
CONCEPT RENDERINGS - OPEN SPACE

