

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 04/02/2024

PLANNED DEVELOPMENT NO. 132
AVENIDA CARROLLTON

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE AND REPLACE PLANNED DEVELOPMENT 132 AND THEREBY SUPERSEDE ORDINANCE NUMBERS 2829 AND 4010 IN THEIR ENTIRETY TO REVISE PROVISIONS FOR PLANNED DEVELOPMENT 132; TO AMEND AND REESTABLISH PLANNED DEVELOPMENT 132 FOR AN APPROXIMATELY 54.89 ACRE TRACT LOCATED NORTH OF HEBRON PARKWAY AND WEST OF 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 Seventh day of March 2024, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 132 (Case No. PLZ 2024-010); and

WHEREAS, the 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 April 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 54.89-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.

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 132, as established by Ordinance 2829 on July 1, 2003, and amended by Ordinance 4010 on April 6, 2021, are hereby amended, restated, and replaced, thereby

superseding Ordinances 2829 and 4010 in their entirety and is described on Exhibit A and generally depicted on Exhibit B, providing for the following:

TRACTS A-1, A-2, A-3, AND A-4

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 (Tract A-1)
- 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)

TRACT B-1

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 3 below. The following addition uses shall be permitted in Tract B and developed in accordance with all applicable regulations of the (LR-2) Local Retail District, as amended:

- a. Accessory buildings for MRI (Magnetic Resonance Imaging) or other specialty diagnostic services
- b. Assisted living facility with Alzheimer's care unit
- c. Biofeedback centers
- d. Birthing center
- e. Blood and organ banks
- f. Cafeteria or delicatessen (accessory use only)
- g. Cancer center addition
- h. Childbirth preparation classes
- i. Cryogenics laboratory with storage facility
- j. Health screening service
- k. Hearing testing service
- l. Hospital
- m. Insurance physical examination service, except by physicians
- n. Laundry or garment service (accessory use only)
- o. Medical photography and art
- p. Medical supplies sales and rental
- q. Osteoporosis centers
- r. Other specialty outpatient facilities, NEC
- s. Out-patient surgery
- t. Oxygen tent service
- u. Physical examination service, except by physicians

- v. Plasmapheresis centers
- w. Radiation therapy center or other medical treatment facility
- x. Respiratory clinics
- y. Testing laboratories and services
- z. Wellness/rehabilitation center (not a health club)

Section 3.

Special Development Standards

1. If Tract A-1 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 C, 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. Tract A-4 shall be developed in accordance with all applicable regulations of the (HC) Heavy Commercial District and the Comprehensive Zoning Ordinance, as amended. Permitted uses in Tract A-4 shall be in accordance with Section 2 of this ordinance.
 3. Tract B-1 shall be limited to a building height of two (2) stories, not to exceed 25 feet for 200 feet north of the northern right-of-way line of Hebron Parkway. The remainder of Tract B-1 shall be limited to a maximum height of three (3) stories, not to exceed 39 feet.
 4. Parking structures will not be included in the lot coverage percentage.
 5. 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 3598 and 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 Second day of April 2024.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Albert Thomas
Assistant City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

LEGAL DESCRIPTION

Carrollton Senior Addition
Lots 1 and 2, Block A

and

Trinity Medical Center Phase II
Lots 1, 2, 3, and 4, Block 1

and

Trinity Medical Center
Lots 1R1, 2, and 3, Block 1

EXHIBIT B

GENERAL DEPICTION TRACT MAP

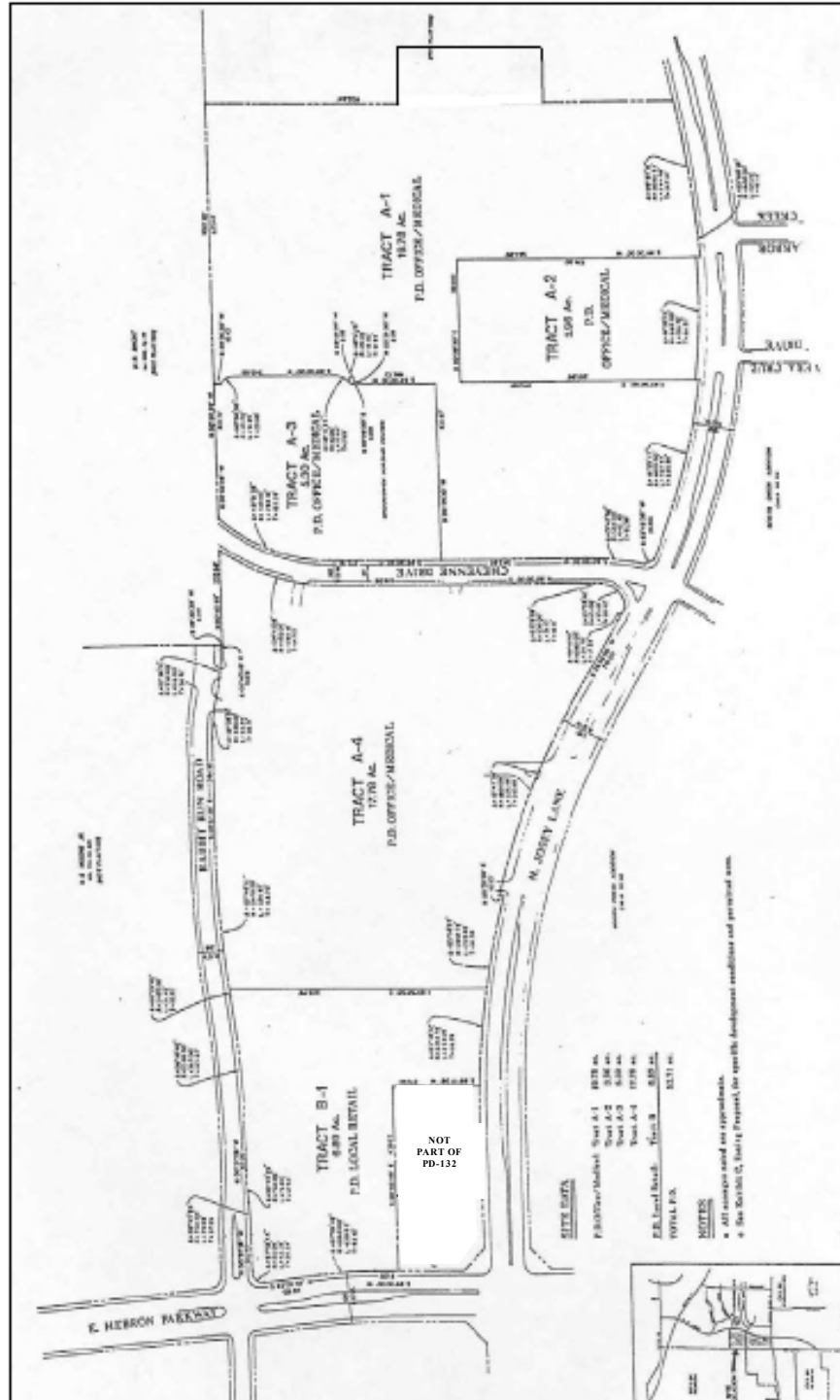
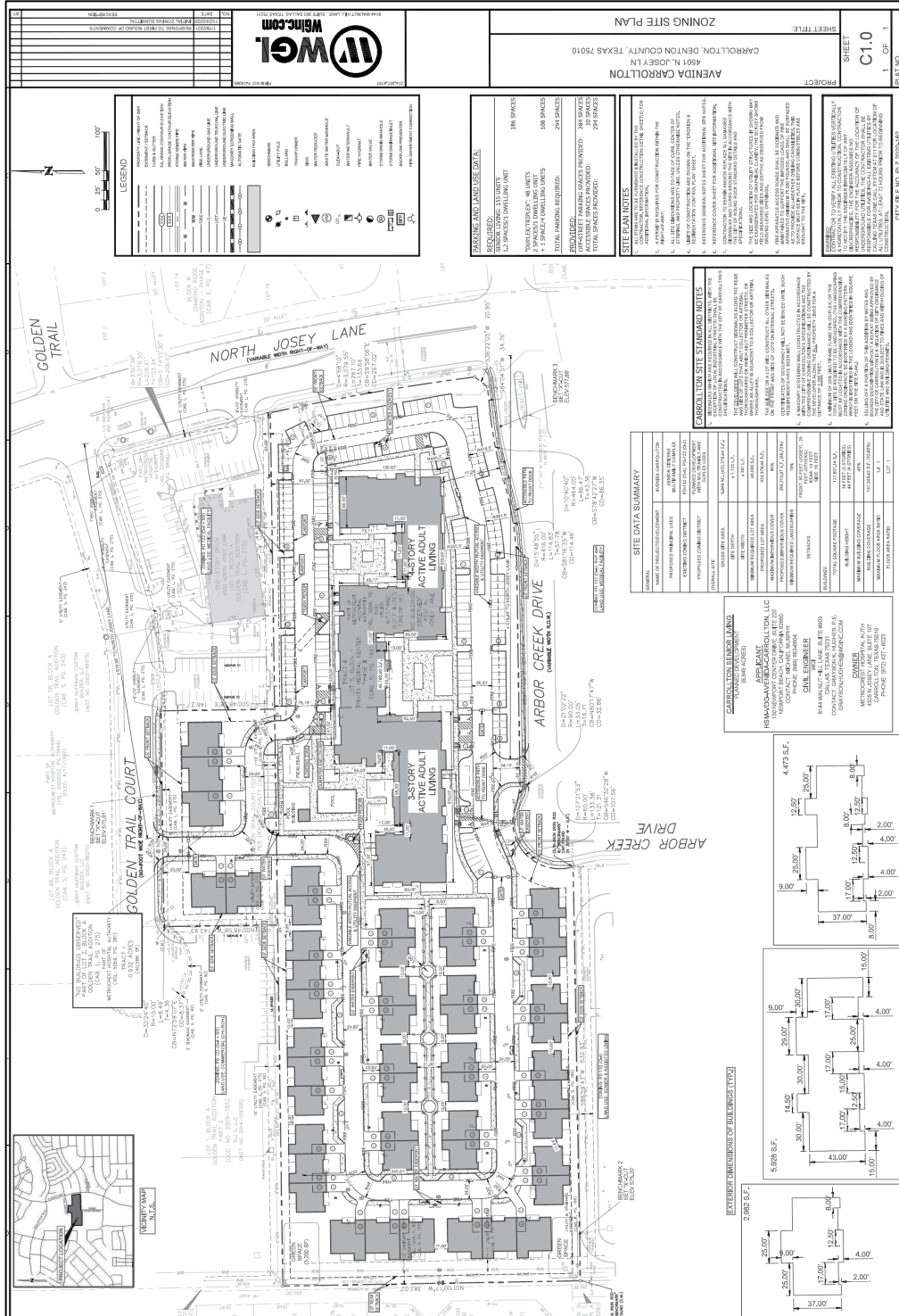


EXHIBIT C

SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS CONCEPTUAL SITE PLAN MULTI-FAMILY

3



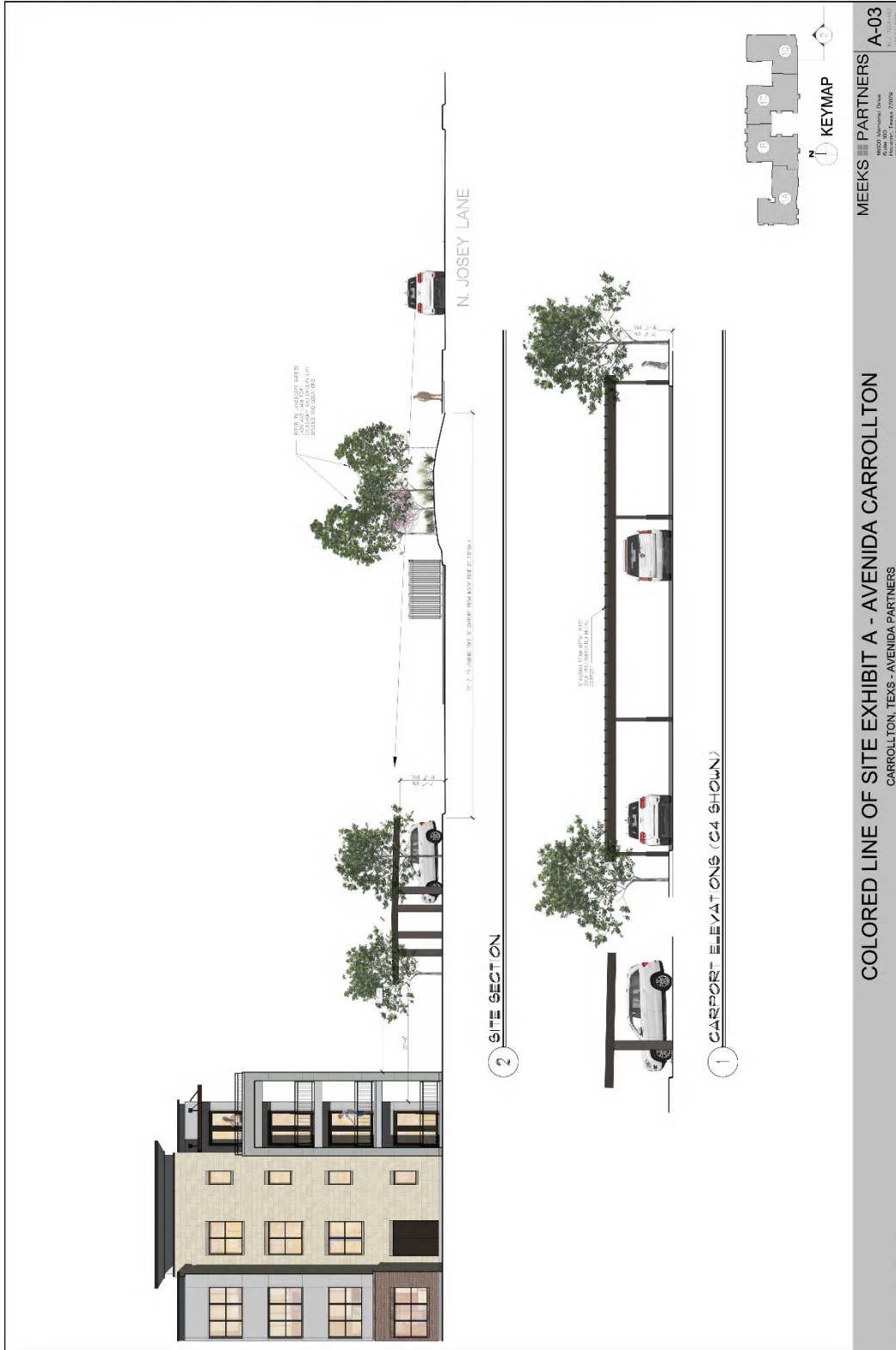
ADDITIONAL CARPORT LOCATIONS MULTI-FAMILY



CONCEPTUAL SITE AND LANDSCAPE LAYOUT MULTI-FAMILY



CARPORT ELEVATION AND LINE OF SIGHT

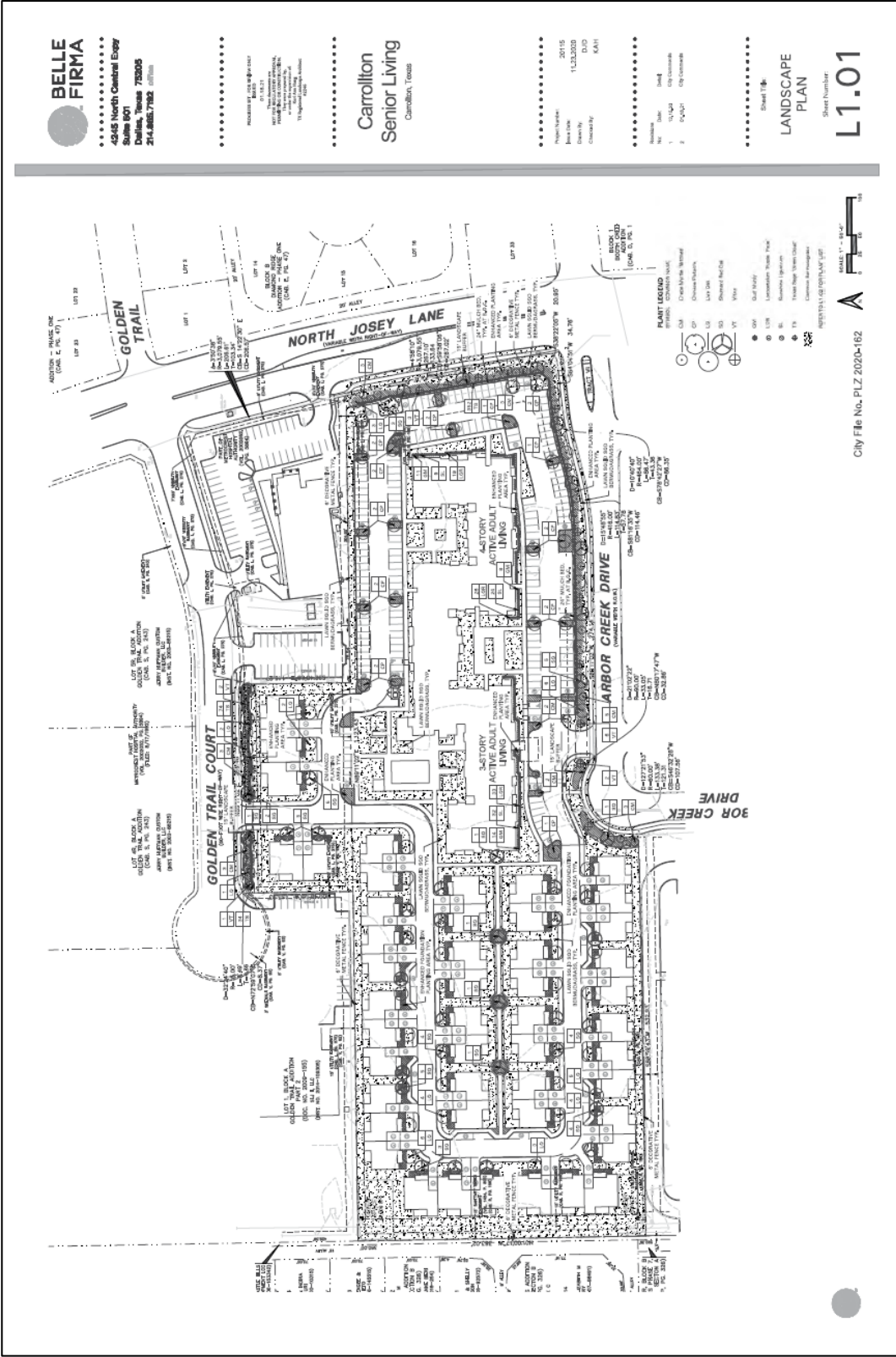


MECKS PARTNERS
 18000 Brookhollow Drive
 Dallas, TX 75270
 972.440.1000
 MECKSPARTNERS.COM

COLORED LINE OF SITE EXHIBIT A - AVENIDA CARROLLTON
 CARROLLTON, TEXAS - AVENIDA PARTNERS

A-03
 23.12.2021

CONCEPTUAL LANDSCAPE PLAN MULTI-FAMILY



BELLE FIRMA
 4248 North Central Express
 Suite 801
 Dallas, Texas 75205
 214.866.7982

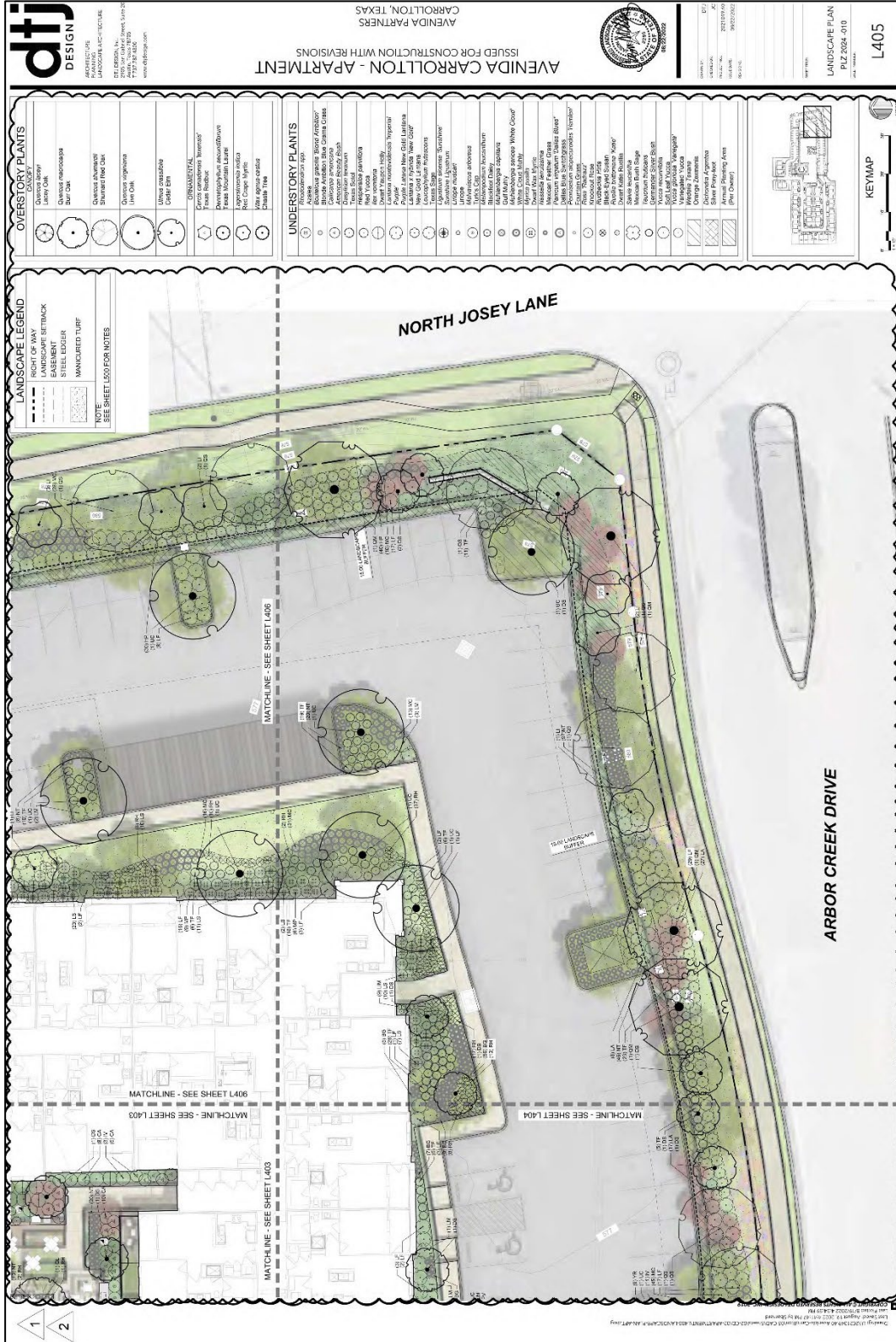
Carrollton Senior Living
 Carrollton, Texas

Project Number: 20195
 Issue Date: 11.23.2020
 Drawn By: DJD
 Checked By: KAH

Sheet Title:
LANDSCAPE PLAN
 Sheet Number:
L1.01

City File No. PLZ 2020-162

CONCEPTUAL LANDSCAPE PLAN MULTI-FAMILY



dtj DESIGN
 ARCHITECTURAL
 LANDSCAPE ARCHITECTURE
 10000 Central Expressway, Suite 200
 Dallas, Texas 75243
 214.343.8200
 www.dtijsd.com

ISSUED FOR CONSTRUCTION WITH REVISIONS
 AVENIDA PARTNERS
 CARROLLTON, TEXAS



PROJECT NO.: 20221014-01
 DATE: 10/14/2022
 SCALE: AS SHOWN
 SHEET NO.: L405

OVERSTORY PLANTS

1	Overstory Plant
2	Overstory Plant
3	Overstory Plant
4	Overstory Plant
5	Overstory Plant
6	Overstory Plant
7	Overstory Plant
8	Overstory Plant
9	Overstory Plant
10	Overstory Plant
11	Overstory Plant
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20	Overstory Plant

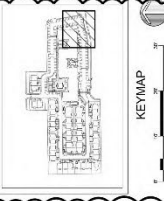
UNDERSTORY PLANTS

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19	Understory Plant
20	Understory Plant

LANDSCAPE LEGEND

---	RIGHT OF WAY
---	LANDSCAPE SETBACK
---	BASEMENT
---	STEEL LOGGIA
---	MANICURED TURF

NOTE: SEE SHEET L403 FOR NOTES



1
2

CONCEPTUAL BUILDING ELEVATIONS MULTI-FAMILY



CONCEPTUAL ELEVATIONS MULTI-FAMILY

1 East Elevation
1" = 10'-0"

2 West Elevation
1" = 10'-0"

FINISH SCHEDULE	
01	PAINT - EXTERIOR
02	PAINT - INTERIOR
03	PAINT - TRIM
04	PAINT - CEILING
05	PAINT - FLOOR
06	PAINT - WALL
07	PAINT - WINDOW
08	PAINT - DOOR
09	PAINT - CABINET
10	PAINT - BENCH
11	PAINT - ISLAND
12	PAINT - WALL
13	PAINT - WINDOW
14	PAINT - DOOR
15	PAINT - CABINET
16	PAINT - BENCH
17	PAINT - ISLAND
18	PAINT - WALL
19	PAINT - WINDOW
20	PAINT - DOOR
21	PAINT - CABINET
22	PAINT - BENCH
23	PAINT - ISLAND
24	PAINT - WALL
25	PAINT - WINDOW
26	PAINT - DOOR
27	PAINT - CABINET
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89	PAINT - ISLAND
90	PAINT - WALL
91	PAINT - WINDOW
92	PAINT - DOOR
93	PAINT - CABINET
94	PAINT - BENCH
95	PAINT - ISLAND
96	PAINT - WALL
97	PAINT - WINDOW
98	PAINT - DOOR
99	PAINT - CABINET
100	PAINT - BENCH

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REES

City File No. PLZ 2020-162

Avenida - Senior Living Community
Carrollton, TX 11/23/20

East/ West Elevations

DUPLEX AND TRIPLEX ELEVATIONS



1 Triplex - Front
3/8" = 1' = 0"



2 Triplex - Rear
3/8" = 1' = 0"



3 Triplex Side - Typ.
3/8" = 1' = 0"

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Triplex Elevations

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