

RESULTS SHEET

Date: 02/06/2024

Case No./Name: PLZ 2023-116 IBP 190 (GBT & Midway)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** amending PD-54 and PD-66 to allow multifamily and townhouses, revise development standards and provide conceptual plans with the following stipulations:

- a. Use Regulations (Uses referenced are from the Comprehensive Zoning Ordinance, Article V. Use of Land and Structures and from 12/05/2023 Amendments)

1. 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 (HC) Heavy Commercial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

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. Additional Permitted Uses: Residential-Multifamily Dwelling (C102) and Multifamily Single-Family Attached (C103), and Leasing or Management Office (C018).
3. Additional Prohibited Uses. The following uses, which are normally allowed in the (HC) Heavy Commercial District by right or with the approval of a SUP, shall be prohibited.
 - a) Amateur Radio/Television Tower (C002)
 - b) Automobile or Light Load Truck Sales (441120)
 - c) Automobile Paint and Body Shop (81112)
 - d) Automobile Equipment Rental and Leasing (5321)
 - e) Automobile or Light Load Truck Repair Garage (8111)
 - f) Other Motor Vehicle Repair Garage (C004)
 - g) Bus Parking or Storage (C005)
 - h) Car Wash, Full Service, Self Service, or Automated (Principal Use) (811192)
 - i) Drive Through Windows (C010)

- j) Outside Above Ground Storage of Flammable or Combustible Liquids or Hazardous Materials (C020)
- k) Outside Storage (Principal Use) (C022)
- l) Smoking Lounge (C029)
- m) Tennis Court, Lighted (Private) (C031)
- n) Recreational Vehicle Parks & Recreational Camps (7212)
- o) Truck Driving School (611519)
- p) Tattoo Parlor (812199)
- q) Dry Cleaning, Major (812332)
- r) Pet Care, Veterinary Services & Kennels (With Outside Runs or Pens) (81291)
- s) Linen and Uniform Supply (81233)
- t) Food Service Contractors (72231)
- u) Crematorium (812220)
- v) Funeral Homes and Funeral Services (81221)
- w) Automobile Equipment Rental and Leasing (5321)
- x) Arenas, Stadiums, Light Athletic Fields/Parks (7112)
- y) Commercial Amusement Indoor (713120)
- z) Amusement Arcades (71312)
- aa) Golf Courses & Country Clubs (71391)
- bb) Ambulance Services (621910)
- cc) Nursing Care Facilities (6231)
- dd) Automobile or Light Load Truck Sales (New) 441110)
- ee) Other Motor Vehicles Sales (441228)
- ff) Automobile, Motor Vehicle, and Watercraft Parts Sales (C1201)
- gg) Automobile or Light Load Truck Repair Garage (C1301)
- hh) Other Motor Vehicle Repair Garage (C1302)
- ii) Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body shop (81112)
- jj) Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance (8113)
- kk) Motor Vehicle Impound Yard (Accessory or Principal Use) (48841)
- ll) Other Chemicals & Allied Products (Warehouse, Distribution and Storage) (WDS) (42469)
- mm) Other Farm Products Raw Materials (WDS) (42459)
- nn) Mini-Storage Warehouse (Self Storage Units) (531130)
- oo) Air Transportation and Related Support (481)
- pp) Rail Transportation (4821)
- qq) General Freight Trucking (4841)
- rr) Urban Transit System (4851)
- ss) Taxi & Limousine Service, With On-Site Vehicular Storage Or Maintenance (4853)
- tt) Charter Bus Industry, Scenic & Sightseeing (4854)
- uu) Transportation, School & Employee Bus (4855)

- vv) Transportation, With On-Site Vehicular Storage Or Maintenance
- ww) Other Transit & Ground Passenger Transportation (4859)
- xx) Pipeline Transportation (4861)
- yy) Support Activities for Rail Transportation (4882)
- zz) Support Activities for Road Transportation (4884)
- aaa) Couriers and Delivery Services With On-Site Vehicular Storage (4921)
- bbb) Welding Service (81131)
- ccc) Adult Arcade (C2101)
- ddd) Adult Bookstore (C2102)
- eee) Adult Cabaret (C2103)
- fff) Adult Motion Picture Theater (C2104)
- ggg) Adult Theater (C2105)
- hhh) Escort Agency (2106)
- iii) Massage Parlor (C2107)
- jjj) Nude Modeling Studio (C2108)
- kkk) Sexual Encounter Center (C2109)
- lll) Other Adult Entertainment Establishments, NEC (C2110)

b. Special Development Regulations

1. The design and development shall be in general accordance with the Overall Conceptual Site (Exhibit C), Landscape Plans (Exhibit D), the Parking Plan (Exhibit E), the Street Plan (Exhibit F), the Open Space Plan (Exhibit G), the Landscape Exhibit (Exhibit H), Buildings Architectural Exhibits (Exhibit I), and Line of Site (Exhibit J). If there is a conflict between the text of these standards and Plans, the text controls.
2. The location of driveways along Midway Road, Rosemeade Parkway, and the westbound George Bush Turnpike service roads are subject to review and approval by the City of Dallas and TxDOT or NTTA.
3. Development shall take place in accordance with the development standards established below:
 - a) Minimum lot area: 5,000 square feet
 - b) Minimum lot frontage on a public roadway: 150 feet
 - c) Minimum lot depth: 100 feet
 - d) Minimum depth of front yard:
 - 1) Abutting a public street right-of-way: 40 feet
 - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk
 - e) Minimum width of side yard:
 - 1) Abutting a public street right-of-way: 40 feet
 - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk
 - 3) Abutting property zoned other than (SF) single-family: 5 feet
 - 4) Abutting property zoned (SF) single family: 75 feet
 - f) Minimum depth of rear yard:
 - 1) Abutting a public street right-of-way: 40 feet
 - 2) Abutting a Campus Street or drive aisle: 5 feet from abutting sidewalk

- 3) Abutting property zoned other than (SF) single-family: 5 feet
- 4) Abutting property zoned (SF) single family: 75 feet
- g) Minimum distance between structures on the same lot or parcel (exclusive of parking structures): 30 feet
- h) Maximum height:
 - 1) Townhome: 44 feet
 - 2) Multifamily: 58 feet
 - 3) Parking Garage: 36 feet. Stair tower may extend up to 10-feet above the height of highest level
 - 4) Nonresidential: 75 feet

Height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. In the case of sloped roofs, the average height would be used as the upper point of measurement, rather than the eave line or the ridge line. The average height of the roof is the mid-height between the roof eave and the roof ridge, regardless of the shape of the roof.

4. Parking Requirements:

- a) Parking for the various uses throughout the development shall be provided in accordance with the Parking Plan (Exhibit E). If a parking garage provides required parking spaces for numerous buildings, the parking garage shall be built in conjunction with the first building needing said spaces.
- b) Reserved Parking: A maximum of one space for each 1,000 square foot of non-residential usage may be made available as “Reserved Parking” to provide tenants the ability to have parking spaces located in a specific portion of the parking garage or lot. A maximum of one space for each residential dwelling may be made available as “Reserved Parking” in order to provide residents parking which cannot be used by tenants or visitors of nonresidential uses.
- c) Parking Reductions: A parking study may be submitted to demonstrate further parking reductions or alternatives in accordance with Article XXIV. Off Street Parking of the Carrollton Comprehensive Zoning Ordinance, as amended.
- d) General Provisions:
 - 1) Off-street surface parking must be screened from a Campus Street using one or more of the following methods. Examples of which are shown on the Landscape Exhibit (Exhibit H):
 - a) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the Building Official. The berm may not have a slope that exceeds one foot of height for each three feet of width.
 - b) A minimum three-foot-high solid masonry wall.
 - c) Hedge-like evergreen plant materials as provided in Article XXV. Carrollton Comprehensive Zoning Ordinance, or equivalent alternative plant material as recommended for local area use by the Building Official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial

plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a minimum of 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the Building Official determines is capable of providing a solid appearance within three years.

For purposes of this Section, if the parking space is immediately accessible from a Campus Street, it shall not be considered “off-street” parking.

- 2) Any other parking standards shall be in conformance with Article XXIV. Off Street & Loading, of the Comprehensive Zoning Ordinance.
- 3) Above-Grade Parking Structure Screening:
 - a) A minimum of 50 percent of the ground-level facade of any multi-floor parking structure which faces a Campus Street or drive aisle shall be screened by any combination of the following methods:
 - b) An active use other than parking with a minimum depth of 25 feet, such as a retail or office use versus a passive use such as open space.
 - c) An exterior facade that is similar in architecture, and appearance to the facade of an adjacent building.
 - d) Is screened from the Campus Street or drive aisle by another building.
 - e) Is set back a minimum of 30 feet with a plaza between the parking structure and the Campus Street or drive aisle; or
 - f) Evergreen plant materials as provided in Article XXV. Carrollton Comprehensive Zoning Ordinance, or equivalent alternative plant material recommended for local area use by the Building Official. The plant materials must be located in a bed that is at least five feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a minimum of 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the Building Official determines is capable of providing the screening within three years.
- 4) Parking structures that are not fully enclosed must have solid screening walls or similar screening materials to screen headlights, of a minimum height of 33 inches on each parking level.
- 5) The maximum blank wall length on an above-grade parking structure shall be 30 feet. This paragraph does not prohibit spandrel glass in excess of 30 feet.
- 6) Loading areas and loading docks must be located away from Campus Street facing and pedestrian routes. Loading areas and loading docks must be a maximum of 30 feet wide and, if visible from a public street, provide a closable, opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.
- 7) Service entries and back-of-house functions must be located away from

primary facades and must be visually screened by a solid wood or masonry fence or wall at least 6 feet in height where visible from the public realm and must be screened with landscaping such as shrubs, bushes, and trees.

5. Waste Receptacles and Services
 - a) Townhome Toters – shall be screened completely from any campus streets or drive aisles when it is not an assigned waste pick up day.
 - b) All waste receptacles shall be adequately located to ensure maneuverability of servicing. All waste receptacles, including toters, shall be screened from streets.
6. Campus Design Standards
 - a) Architectural Features-Nonresidential and Multifamily Buildings:
 - 1) A building must have a minimum of one entrance that is architecturally prominent and clearly visible from a Campus Street. This primary entrance must face the Campus Street and access the Campus Street with an improved path connecting to the sidewalk if the entrance is 25 feet or closer to the Campus Street.
 - b) External Façade: The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a Campus Street, or open space.
 - 1) Building elevations shall generally comply with the design depicted on the Elevation Plans (Exhibit I).
 - 2) Transparency.
 - a) Front yard facades must have a minimum transparency of 30 percent if the face of the building is within 20 feet of the sidewalk. Side yard facades must have a minimum transparency of 20 percent. If the rear or side façade of a multifamily building is adjacent to a parking structure, no minimum transparency shall be required for the multifamily building's façade. For purposes of this section, the front yard shall be determined during the site plan approval process.
 - b) Roof-mounted equipment screening, if provided, shall be perforated metal screens or materials which are compatible with the façade materials incorporated in the building design.
 - c) Townhome Building Design:
 - 1) All townhome buildings which are at grade shall include a primary front door entrance into the home which shall be accessed from the sidewalk if the building is located within 25 feet of the sidewalk.
 - 2) Homes must also include windows which provide residents with a view of the street and sidewalk area.

7. Streetscape, Lighting, Mechanical, and Fencing/Screening:
 - a) Lighting elements shall be incandescent, metal Halide, halogen, or LED only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.
 - b) All lighting shall be focused downward or narrowly focused on its intended target such as signing. Uplighting may be used to highlight landscaping, etc.
 - c) Mechanical and electrical equipment, transformers, meters, and garbage containers shall be located and screened so that they are not visible from the street or other public area.
 - d) Fencing/Screening
 - 1) Fencing shall be decorative in appearance and shall be of design and materials complementing the appearance of the building. “Chain link” or “hurricane” fences shall not be permitted except as approved by the City Manager or designee in specific instances such as when a building is being constructed.
 - 2) Fencing for non-residential buildings sites along the required sidewalks is limited to four feet in height in front yards and six feet in height in side and rear yards.
 - 3) Except for required screening and screening walls for surface parking lots, all fence panels along a Campus Street must have a surface area that is a minimum of 50 percent open.
 - 4) For nonresidential developments, fencing is prohibited between the front property line and building façade. If a property has more than two front yards, this restriction applies to no more than two front yards.
 - 5) For residential developments, fencing in between the front property line and building façade is limited to a maximum height of four feet.
 - 6) Fencing/Screening Adjacent to Single Family: Fencing and/or screening provided between the development and single family uses shall comply with the designs and standards depicted on the Landscape Exhibit (Exhibit H).
8. Open Space:
 - a) Except for enclosed amenities such as cafes, fitness centers, or meeting rooms, no structures are permitted within the open spaces, as identified on the Open Space Plan. Outdoor amenities such as playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed. Ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.
 - b) Open space, as identified on the Open Space Plan, may contain primarily grass, vegetation, or open water. If the water feature is used as a retention pond, pedestrian amenities such as fountains, benches, paths, or shade structures shall also be provided.
 - c) Except for emergency vehicles, on-site open space, as identified on the Open Space Plan, may not be parked or driven upon.

9. Block Perimeter and Pedestrian Pathway for Connecting Through a Block: A block perimeter must not exceed 2,500 linear feet unless the block provides a pedestrian pathway through the block. The pathway must be a minimum of 12 feet in width and contain a minimum six-foot sidewalk or clear pathway if located inside of, or through a building.
 - a) The pathway must connect from a street, a pedestrian passage, or an alley. If a pedestrian passage, alley, or another street does not exist, the pedestrian pathway must connect to a rear property line. Required building side setbacks may be used to accommodate the pedestrian pathway.
 - b) An individual lot with less than 100 feet of street frontage is exempt for this requirement.
 - c) The Building Official may issue a waiver to the above requirements regarding a pathway if the Building Official finds that the spirit and intent of this paragraph has been met.
10. Sidewalks and Paving:
 - a) Sidewalks must have a minimum width of six feet unless otherwise depicted on the typical Campus Street section exhibit.
 - b) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as an existing sidewalk, if applicable.
 - c) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.
 - d) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers in drive areas.
 - e) Sidewalks along street right-of-way, but on private property shall be placed within a sidewalk easement.

B. P&Z ACTION from P&Z meeting: 01/04/24:

Result: Approved with a modified stipulation/Vote: 8-1 (Overholt in opposition)

1. A minimum 8-foot tall masonry wall will be placed along the property line adjacent to Oak Creek Estates, in lieu of the decorative metal fence as shown on Exhibit H Landscape Exhibit.

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 02/06/24:

Result: /Vote: