PLANNING DEPARTMENT
City of Carrollton
Date: 04/05/16

PLANNED DEVELOPMENT NO. 151
DEVELOPMENT NAME: Interceramic

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 151 AS ESTABLISHED BY ORDINANCE NO. 2325 ON APRIL 21, 1998 AND AMENDED BY ORDINANCE NO. 3061 ON MAY 2, 2006 PROVIDING FOR THE (CC) CORPORATE COMMERCIAL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS; 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 Third day of March, 2016, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 03-16Z1); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 80.7-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 151 is hereby amended in its entirety for a certain approximately 80.7-acre tract of land located on the south side of Parker Road (F.M. 544) between Josey Lane and Plano Parkway, more specifically shown on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (CC) Corporate 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 (CC) Corporate Commercial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (CC) Corporate 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.

II. Additional Permitted Uses

Tract 1: No additional permitted uses

Tract 2: No additional permitted uses

Tract 3: Industrial finishing and/or assembly

Tract 4: Warehousing & Storage (NAICS Code 4931)

Tract 5: Soap, Cleaning Compound & Toilet Preparation Manufacturing (NAICS Code 3256)

III. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

Tract 1: No special conditions, restrictions and regulations

Tract 2: No special conditions, restrictions and regulations

Tract 3: No special conditions, restrictions and regulations

Tract 4: If developed as a Warehouse & Storage facility, the development shall be in general conformance with the drawings attached hereto as Exhibit C and in accordance with the following special conditions, restrictions and regulations:

1. The final landscape design shall be submitted to the City Arborist for approval prior to permitting, and landscaping, in conjunction with the Conceptual Landscape Plan, shall be as follows:

   A. The landscaping required for the detention pond shall be relocated elsewhere on the site;

   B. A series of evergreen shrubs and shade trees shall be planted along the west property line, including a minimum eighteen-inch (18”) high landscape berm, directly west of the dock doors to screen them from view within an approximate ten-foot (10’) wide landscape buffer along the west property line, with

groupings of Eastern Red Cedars and Live Oaks planted approximately twenty-five-feet (25') on-center. The berm shall have a slope no steeper than a one-foot rise for every three-feet of width;

C. Notwithstanding any sizes shown on said Landscape Plan, all plant materials shall be at least the minimum sizes called for in the Comprehensive Zoning Ordinance; and

D. For all properties fronting Parker Road in this Planned Development, the landscape buffer shall be consistent with the landscape buffer as shown on the Conceptual Landscape Plan.

2. The future storage of trailers along the western perimeter of the property shall be submitted to staff for administrative review and approval.

Tract 5: If developed as a Soap, Cleaning Compound & Toilet Preparations Manufacturing facility, the development shall be in general conformance with the drawings attached hereto as Exhibit D and in accordance with the following special conditions, restrictions and regulations:

1. The final landscape design shall be submitted to the City Arborist for approval prior to permitting, and landscaping in addition to the Conceptual landscape plan shall be as follows:

   A. The minimum percentage of landscaping for the entire site shall be a minimum of ten percent (10%) and as shown on the attached Conceptual Landscape Plan;

   B. The landscape buffer along Plano Parkway shall contain thirty-five (35) trees per acre of landscape buffer; and

   C. Before the issuance of a Certificate of Occupancy, Nelly R. Stevens Hollies, a minimum of six (6) feet in height at the time of planting, planted at a maximum of five (5) feet on center, shall be provided along the southern seven-hundred, thirty-three (733) feet of the eastern property line of the subject property as shown on the attached site plan.

2. The maximum amount of impervious coverage for the entire site shall be ninety percent (90%).

3. Dock doors shall not directly face a public street.

SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning 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.

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 become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the _____ day of April, 2016

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

_____
Laurie Garber
City Secretary

APPROVED AS TO FORM:

_____
Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Michael McCauley
Senior Planner

EXHIBIT A
Location Map

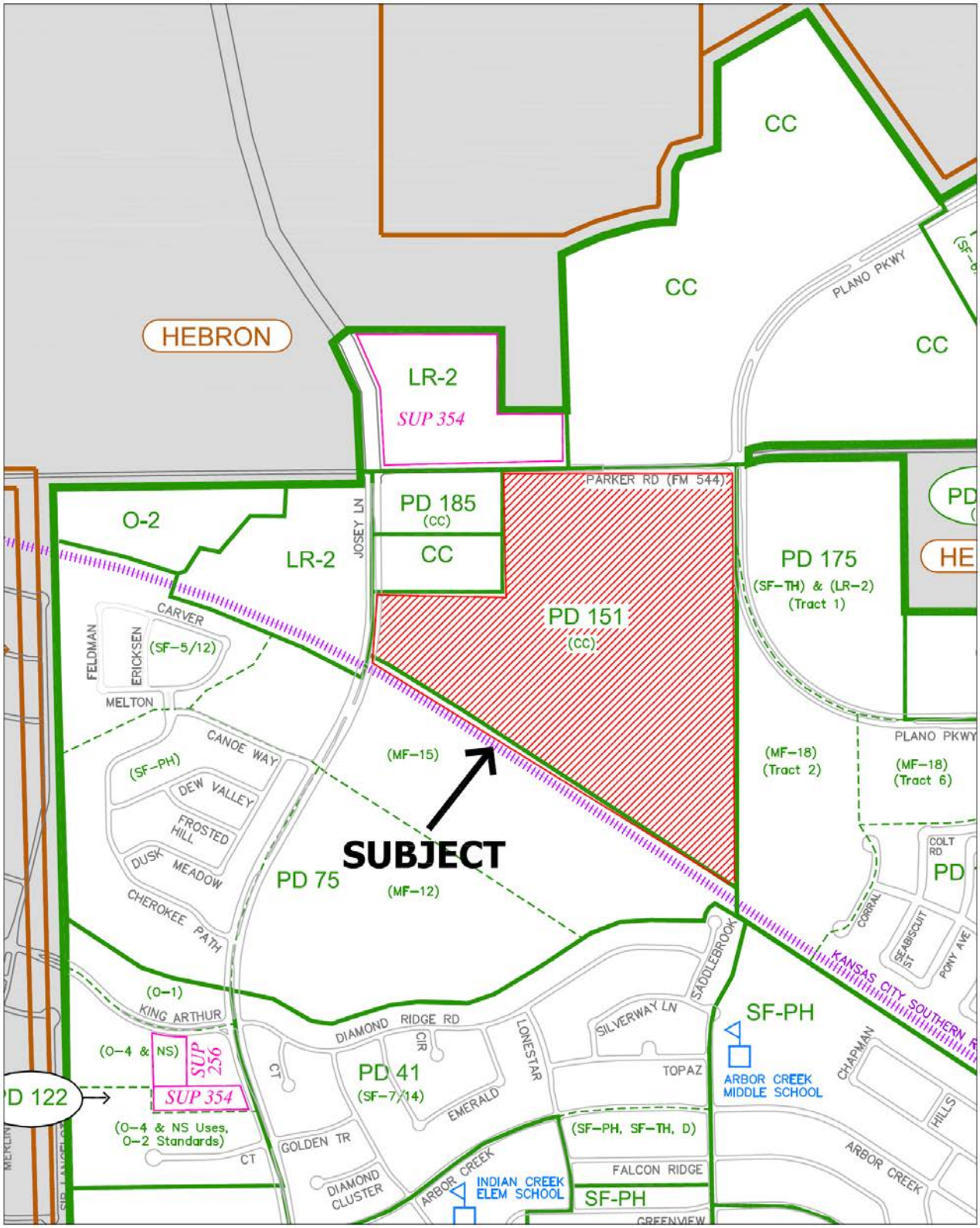

EXHIBIT B
Tracts

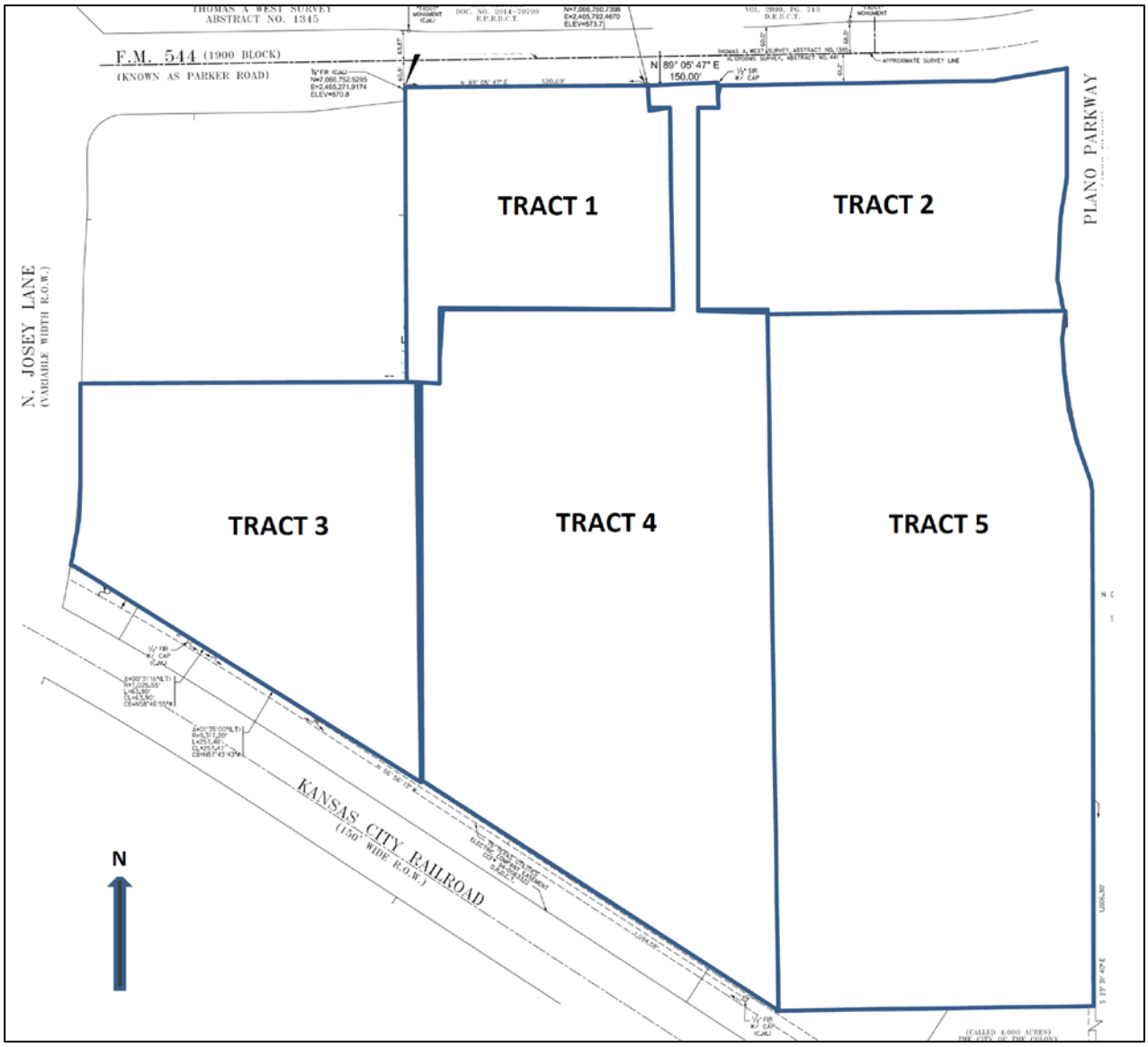

EXHIBIT C
Sheet 1 of 10
Conceptual Building Elevations

EXHIBIT C
Sheet 2 of 10
Conceptual Building Elevations

EXHIBIT C
Sheet 3 of 10
Conceptual Building Elevations

EXHIBIT C
Sheet 4 of 10
Conceptual Building Elevations

EXHIBIT C
Sheet 5 of 10
Conceptual Building Elevations

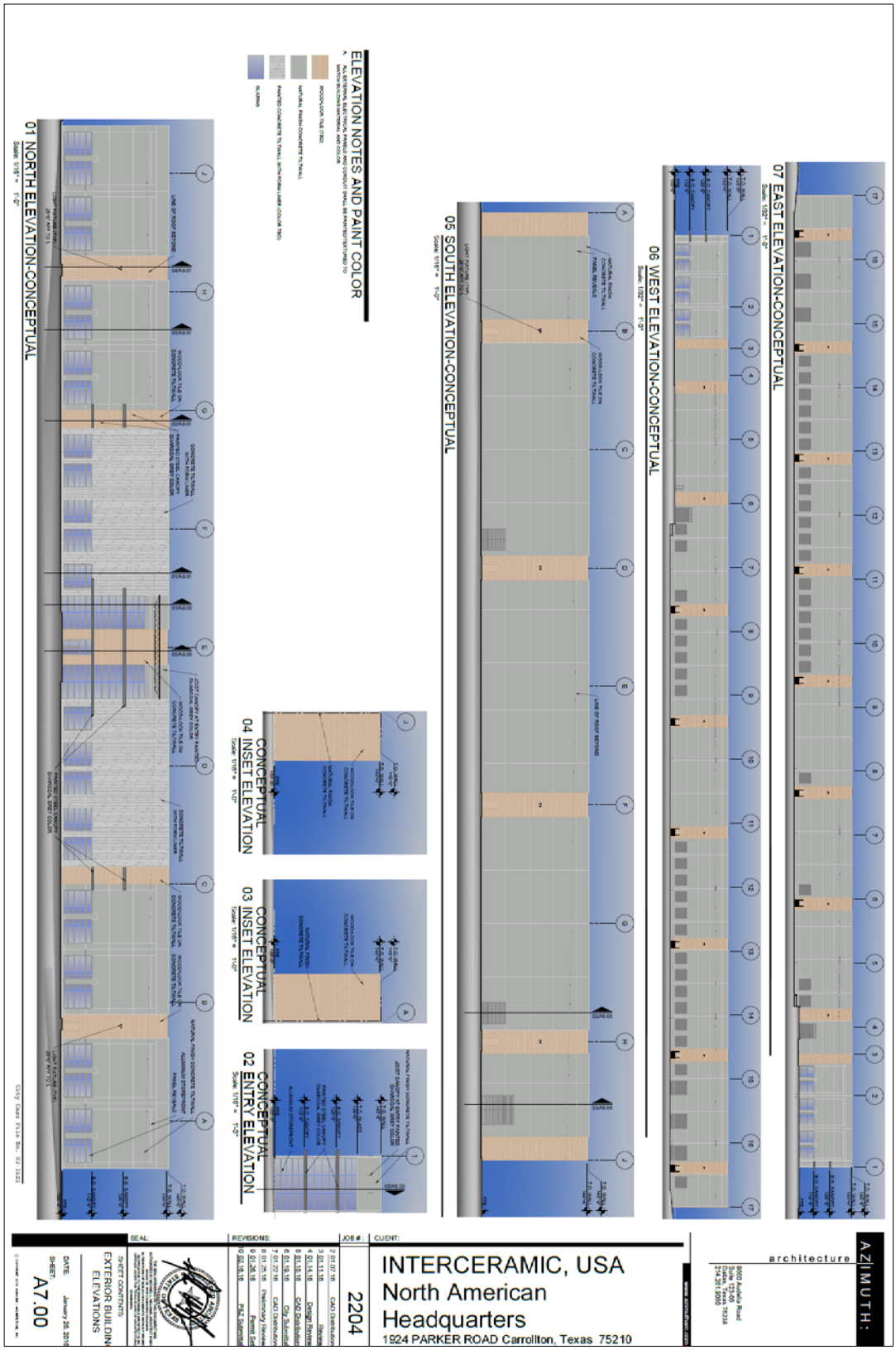

EXHIBIT C
Sheet 6 of 10
Conceptual Building Elevations

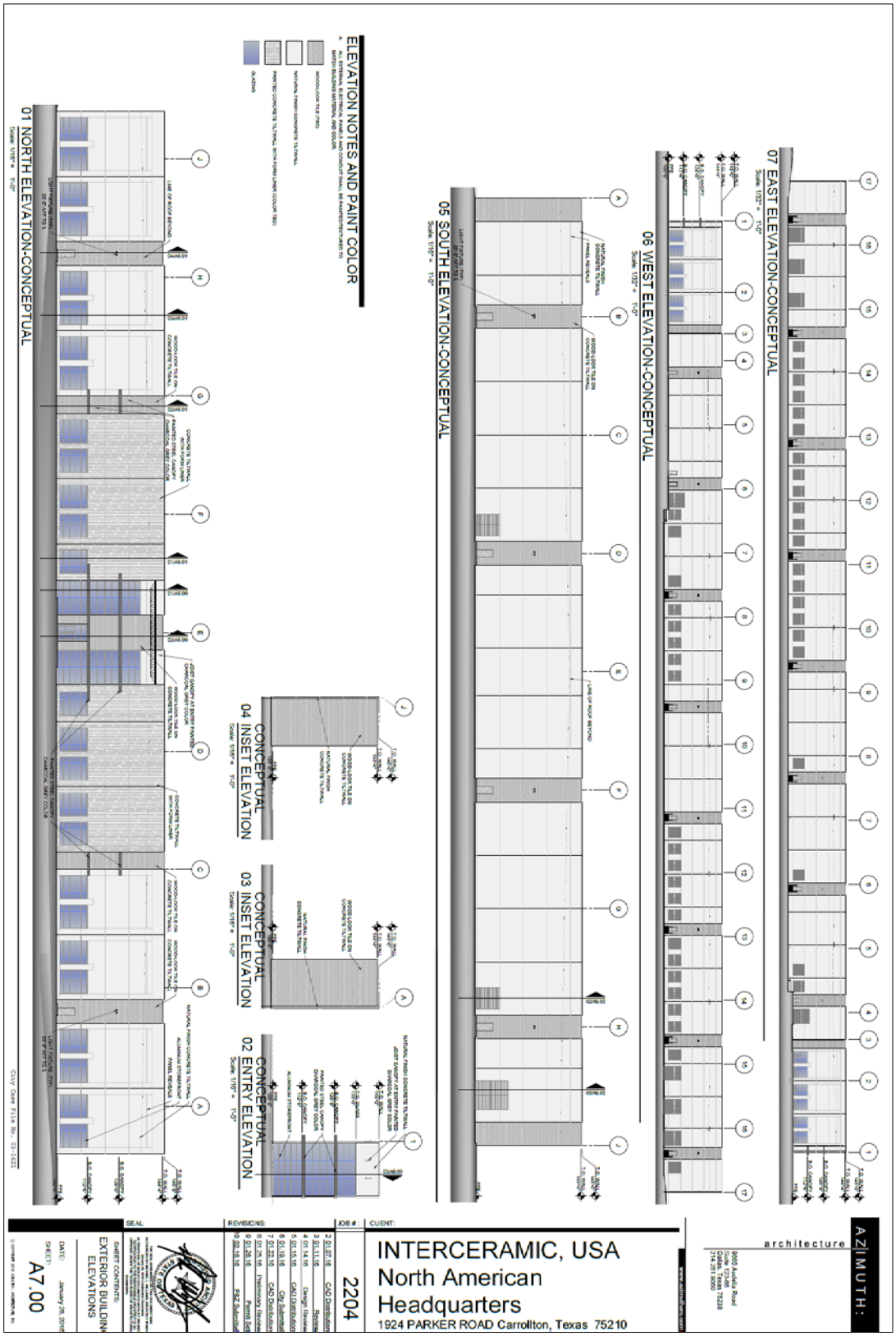

EXHIBIT C
Sheet 7 of 10
Conceptual Site/Landscape Plan

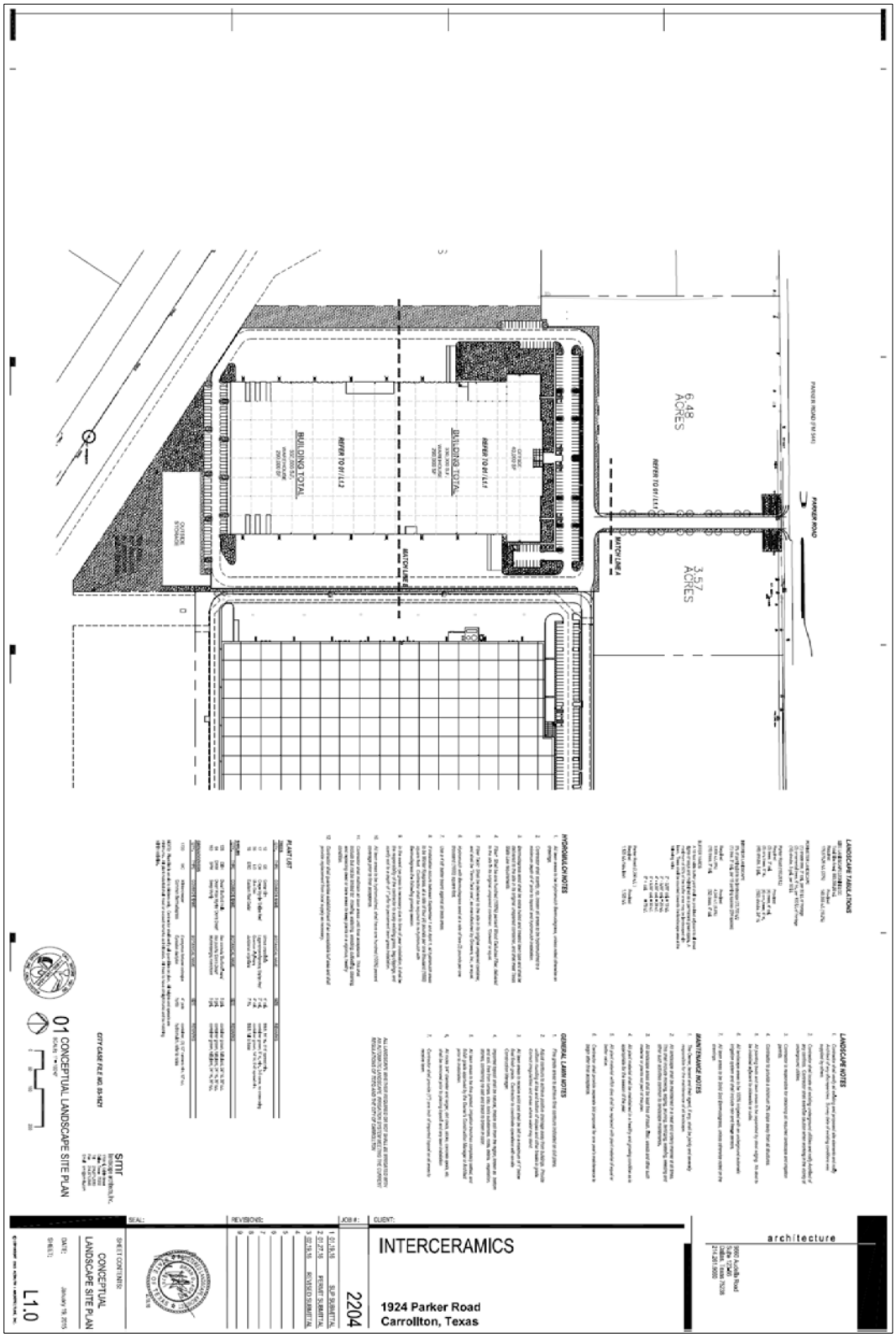

EXHIBIT C
Sheet 8 of 10
Conceptual Site/Landscape Plan

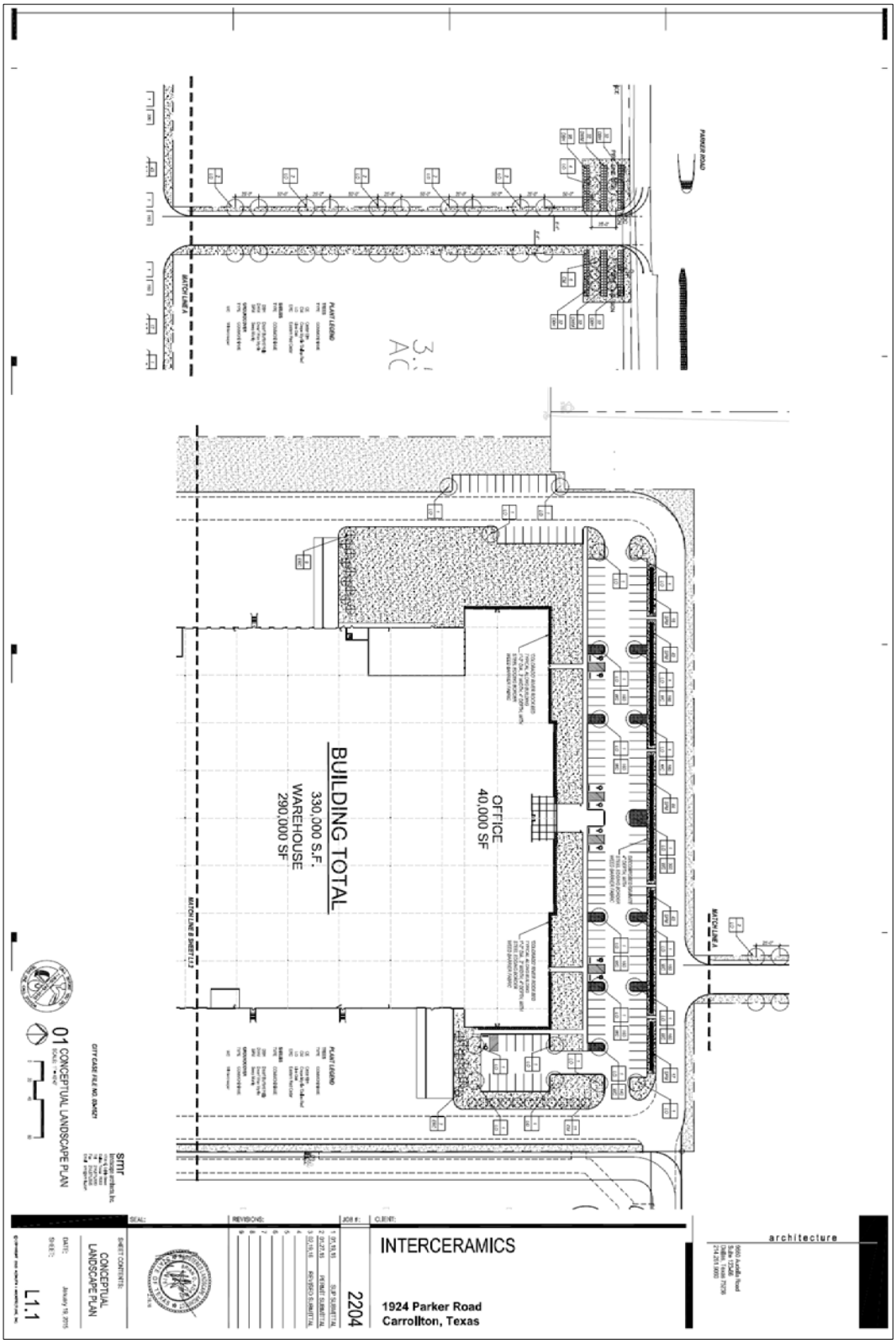

EXHIBIT C
Sheet 9 of 10
Conceptual Site Plan

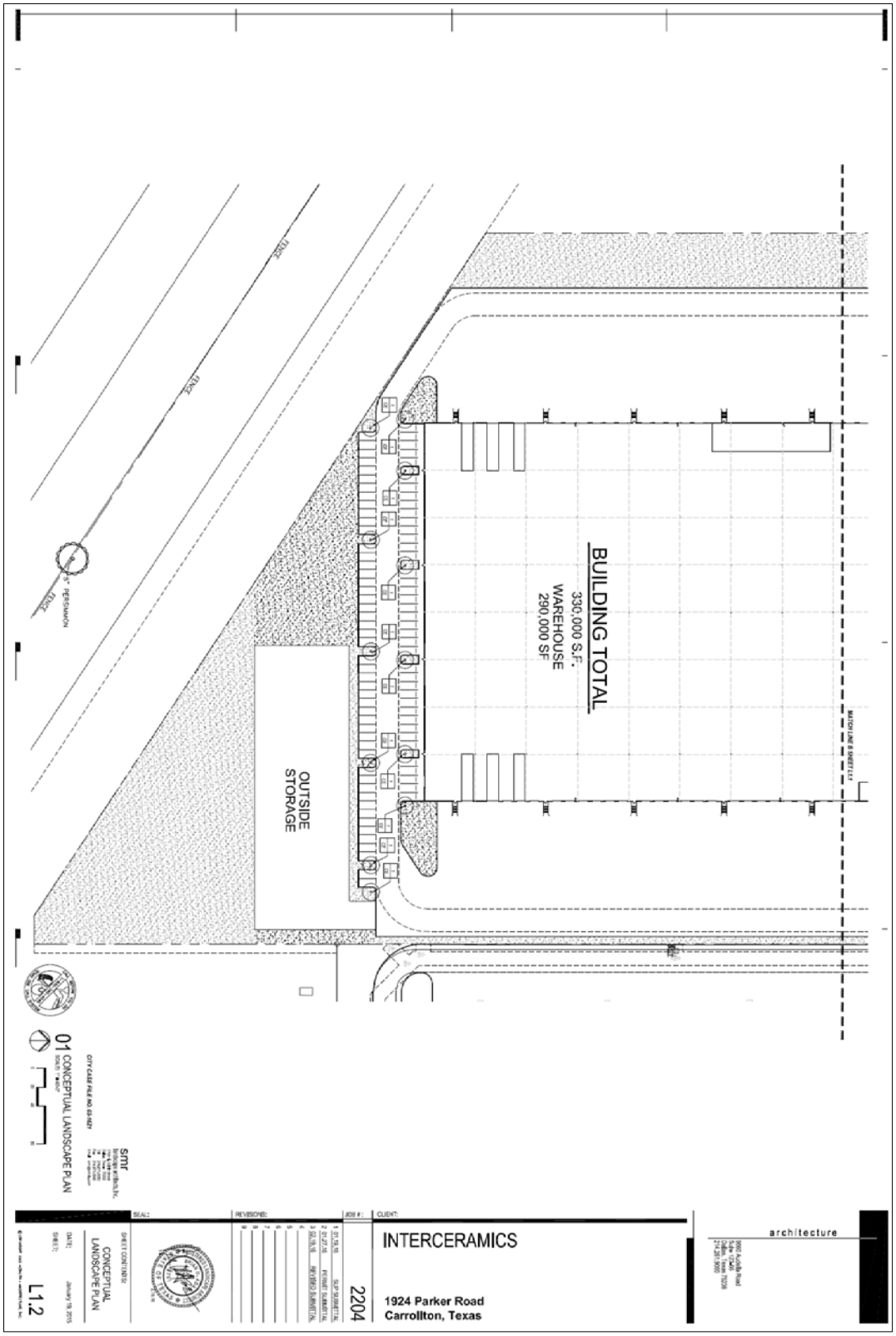

EXHIBIT C
Sheet 10 of 10
Conceptual Landscape Plan

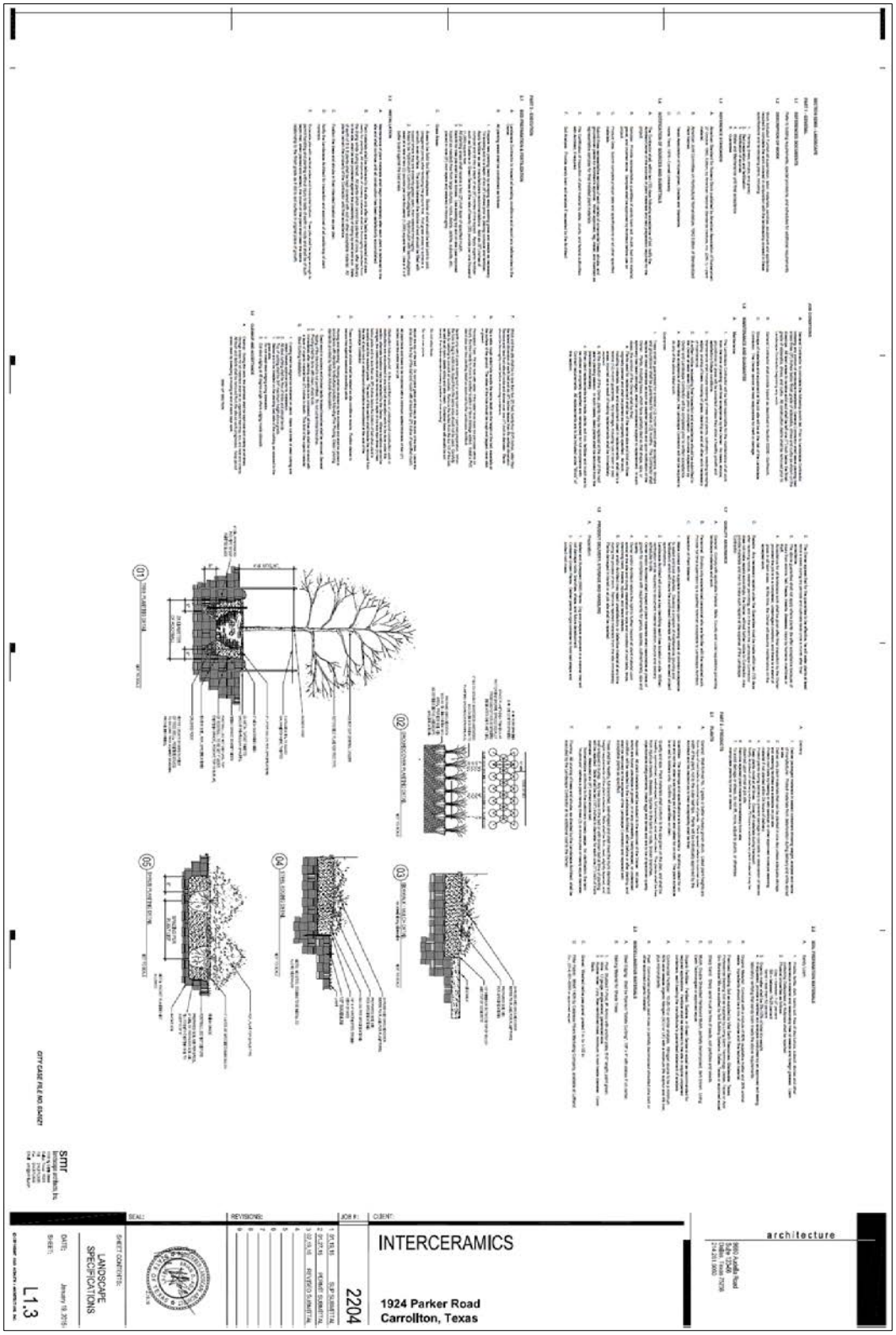

EXHIBIT D
Sheet 1 of 2
Conceptual Plan

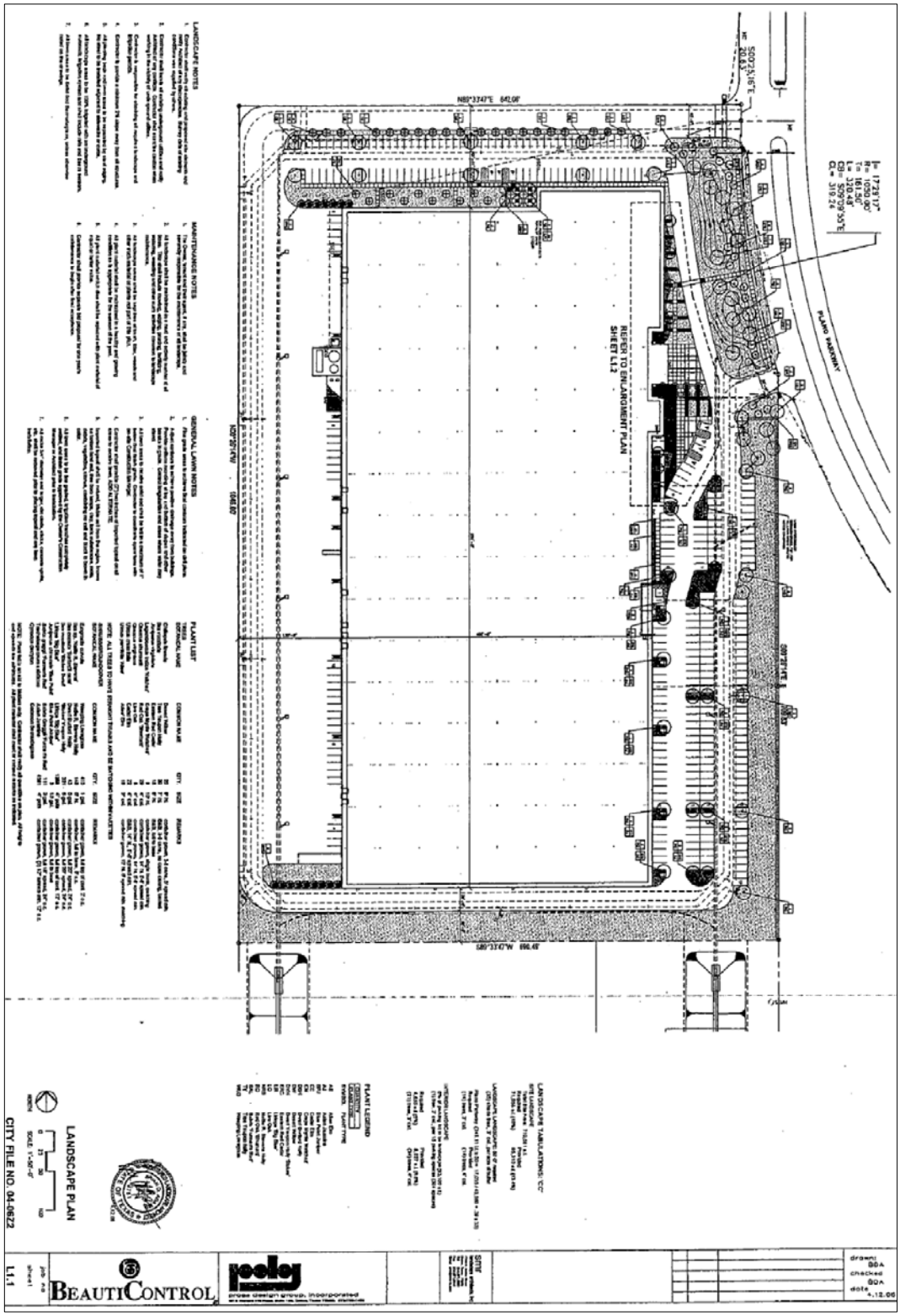
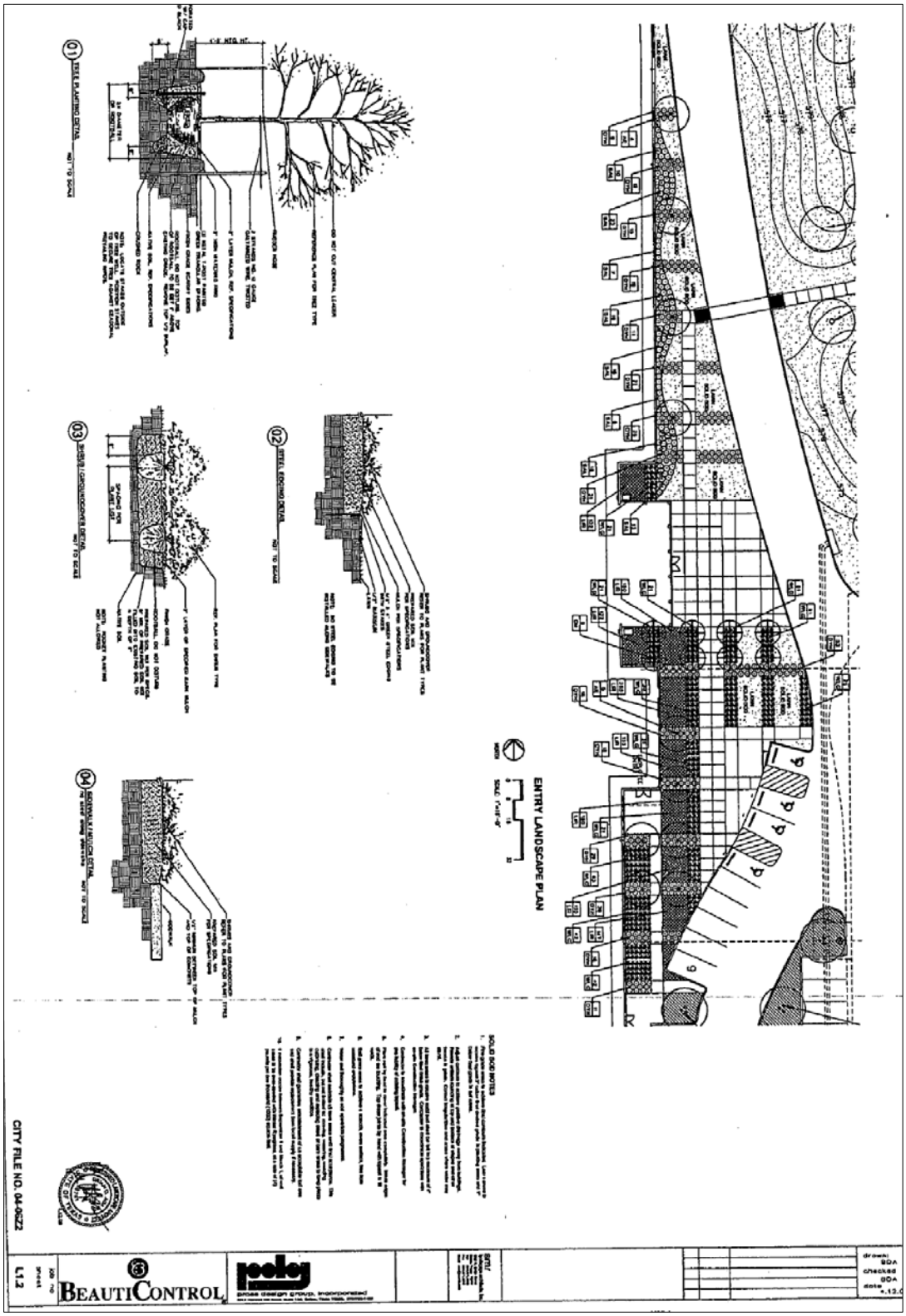
EXHIBIT D
Sheet 2 of 2
Conceptual Plan