

PLANNING DEPARTMENT  
City of Carrollton  
Date: 05/05/15

PLANNED DEVELOPMENT NO. 63  
DEVELOPMENT NAME: McCoy Villas

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

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 63, IN PART, TO CHANGE THE ZONING OF AN APPROXIMATELY 3.4-ACRE TRACT LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF FRANKFORD ROAD AND MCCOY ROAD FROM THE (SF-12/20) SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE (SF-TH) SINGLE-FAMILY TOWNHOUSE RESIDENTIAL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS; AMENDING ACCORDINGLY 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 Fifth day of March, 2015, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 10-14Z3);

**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, 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 63 is hereby amended for a certain approximately 3.4-acre tract located in the vicinity of the southwest corner of Frankford Road and McCoy Road and described on the attached Exhibit A and depicted on the attached Exhibit B, to read as follows:

## “I. Permitted Uses

The following uses will be permitted:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single-Family Townhouse 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 (SF-TH) Single-Family Townhouse Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Townhouse Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below. 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 special conditions, restrictions, and regulations:

1. The front building setback shall be a minimum 10 feet.
2. Garage doors shall be clad in stained natural cedar or faux wood.
3. Driveways shall be decorative pavers.
4. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The homeowner's association will be responsible for the improvement and maintenance of all common areas, including perimeter wall and fence, and/or common facilities shown on the Conceptual Site Plan.
5. An “entry ribbon” consisting of decorative pavers shall be placed in the street intersection with McCoy Road. Said entry ribbon shall be no less than ten feet (10') in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.
6. The development shall be in general conformance with Exhibits C and D.”

SECTION 3.

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

SECTION 4.

Any person, firm or corporation 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.

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 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 Fifth day of May, 2015.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Krystle Nelinson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

\_\_\_\_\_  
Michael McCauley  
Senior Planner

Exhibit A  
Legal Description

BEING a 3.3416 acre tract or parcel of land lying and being situated in the B. BACCUS SURVEY, Abstract 119, in the City of Carrollton, Denton County, Texas and being a portion of Lot 1, Block 1, REDEEMER COVENANT CHURCH ADDITION, an addition to the City of Carrollton, Denton County, Texas as recorded in Cabinet I, Page 37, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the west right-of-way line of McCoy Road (a 60-foot wide public right-of-way per Cabinet I, Page 37, P.R.D.C.T.) with the north line of a 20-foot wide alley shown on the plat of said REDEEMER COVENANT CHURCH ADDITION;

THENCE along the north line of said 20-foot wide alley and the south line of said Lot 1 the following:

South 74 degrees 00 minutes 00 seconds West, a distance of 81.77 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 195.00 feet and a chord bearing South 61 degrees 55 minutes 18 seconds West, 81.61 feet;

THENCE Southwesterly, along said curve to the left, through a central angle of 24 degrees 09 minutes 23 seconds, an arc distance of 82.21 feet to a 1/2 inch iron rod found for the end of said curve and the beginning of a curve to the right having a radius of 50.00 feet and a chord bearing South 61 degrees 43 minutes 41 seconds West, 20.59 feet;

THENCE Southwesterly, along said curve to the right, through a central angle of 23 degrees 46 minutes 08 seconds, an arc distance of 20.74 feet to a 1/2 inch iron rod found for the end of said curve and the beginning of a curve to the left having a radius of 510.00 feet and a chord bearing South 57 degrees 48 minutes 23 seconds West, 277.83 feet;

THENCE Southwesterly, along said curve to the left, through a central angle of 31 degrees 36 minutes 45 seconds, an arc distance of 281.39 feet to a 1/2 inch iron rod found for the end of said curve;

THENCE South 42 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 40.00 feet and a chord bearing South 87 degrees 00 minutes 00 seconds West, a distance of 56.57 feet;

THENCE Westerly, along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 62.83 feet to a 1/2 inch iron rod found for the end of said curve;

THENCE North 48 degrees 00 minutes 00 seconds West, a distance of 4.53 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 100.00 feet and a chord bearing North 38 degrees 49 minutes 31 seconds West, 31.89 feet;

THENCE Northwesterly, along said curve to the right, through a central angle of 18 degrees 20 minutes 59 seconds, an arc distance of 32.03 feet to a 1/2 inch iron rod found for the end of said curve and the beginning of a curve to the left having a radius of 195.00 feet and a chord bearing North 37 degrees 24 minutes 01 seconds West, 52.59 feet;

THENCE Northwesterly, along said curve to the left, through a central angle of 15 degrees 30 minutes 00 seconds, an arc distance of 52.75 feet to a 1/2 inch iron rod found for the end of said curve and the most westerly southwest corner of said Lot 1;

THENCE North 00 degrees 13 minutes 00 seconds West, along the west line of said Lot 1, a distance of 100.48 feet to a point for corner;

THENCE North 89 degrees 47 minutes 00 seconds East, a distance of 5.00 feet to a point for the beginning of a curve to the right having a radius of 49.94 feet and a chord bearing North 33 degrees 23 minutes 54 seconds East, 55.37 feet;

THENCE Northeasterly, along said curve to the right, through a central angle of 67 degrees 20 minutes 00 seconds, an arc distance of 58.69 feet to a point for the end of said curve;

THENCE North 67 degrees 03 minutes 28 seconds East, a distance of 50.14 feet to a point for corner;

THENCE North 22 degrees 57 minutes 03 seconds West, a distance of 94.82 feet to a point for corner;

THENCE North 00 degrees 13 minutes 00 seconds West, a distance of 16.45 feet to a point for corner;

THENCE North 67 degrees 02 minutes 57 seconds East, a distance of 433.64 feet to a point on the aforementioned west right-of-way line of McCoy Road and the east line of said Lot 1; said point also being the beginning of a curve to the left having a radius of 7,892.50 and a chord bearing South 22 degrees 57 minutes 03 seconds East, 9.67 feet;

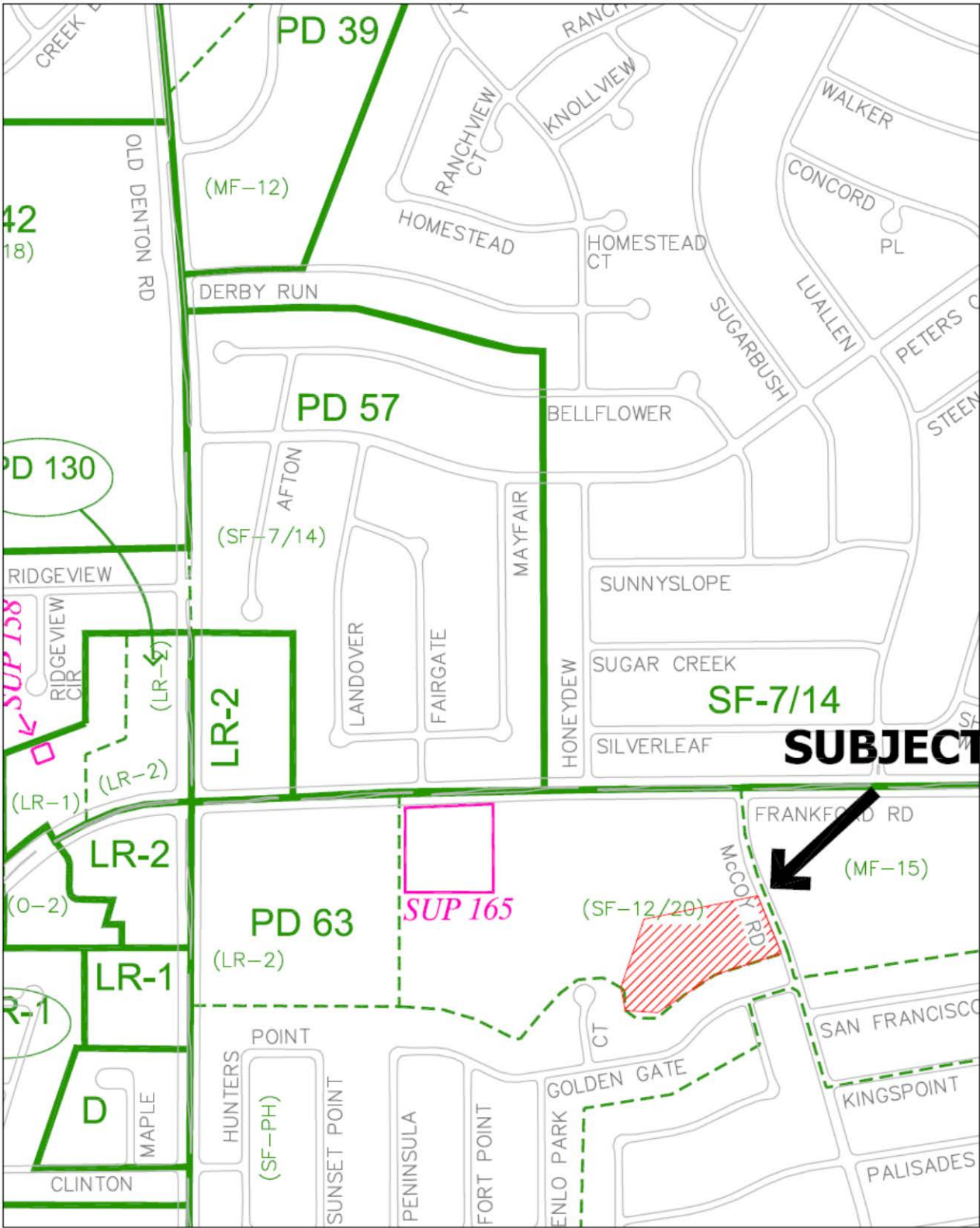
THENCE Southeasterly, along said curve to the left, said east lot line and said west right-of-way line, through a central angle of 00 degrees 04 minutes 13 seconds, an arc distance of 9.67 feet to a point for the end of said curve;'

THENCE South 22 degrees 57 minutes 03 seconds East, along said west right-of-way line and the east line of said Lot 1, a distance of 244.88 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 570.00 feet and a chord bearing South 22 degrees 06 minutes 26 seconds East, 16.76 feet;

THENCE Southerly, along said curve to the right, said west right-of-way line and the east line of said Lot 1, through a central angle of 01 degrees 41 minutes 14 seconds, an arc distance of 16.79 feet to the Point of Beginning and containing 3.3416 Acres (145,561 Square Feet) of land.

(This description is based upon the plat of Lot 1, Block 1, REDEEMER COVENANT CHURCH ADDITION, an addition to the City of Carrollton, recorded in Cabinet I, Page 37, P.R.D.C.T.)

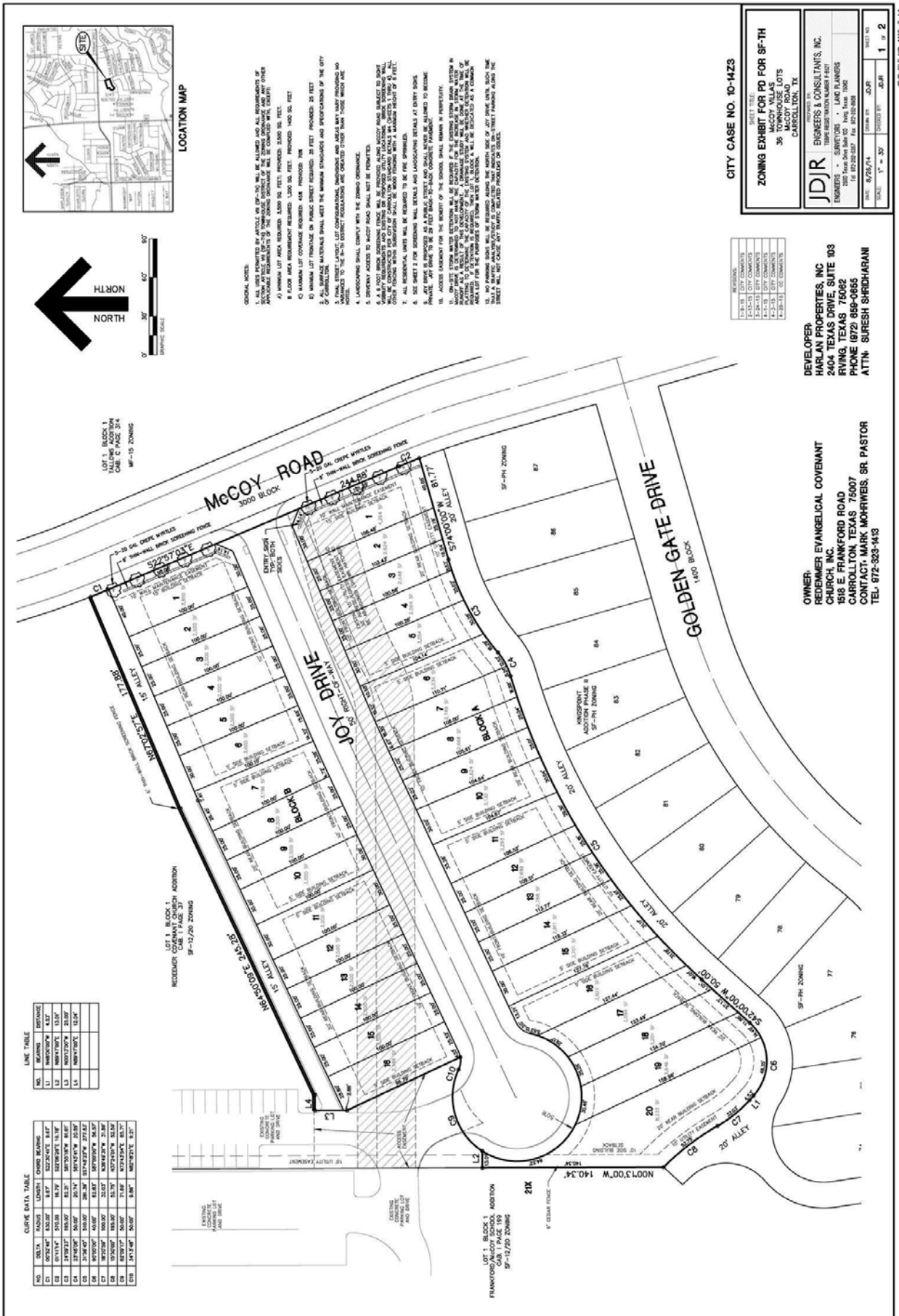
Exhibit B  
Location Map





# Exhibit C

## Conceptual Site Plan



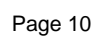


Exhibit D  
Conceptual Building Designs  
Five-Unit Buildings



REAR ELEVATION



SIDE ELEVATION



Exhibit D  
Conceptual Building Designs  
Six-Unit Buildings



REAR ELEVATION



SIDE ELEVATION