

PLANNING DEPARTMENT  
City of Carrollton  
Date: 05/03/16

PLANNED DEVELOPMENT NO. 52  
DEVELOPMENT NAME: Home Depot

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

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 52 AS ESTABLISHED BY ORDINANCE NO. 3600 ON FEBRUARY 18, 2014 PROVIDING FOR THE (LR-2) LOCAL RETAIL 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 Seventh day of April, 2016, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 04-16Z2); 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 12.375-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 52 is hereby amended in its entirety for a certain approximately 12.375-acre tract of land located on the north side of Keller Springs Road, east of Josey Lane, situated in the William Jackson Survey, Abstract No. 709, Dallas County, Texas, and more specifically described on the attached Exhibit A, providing for the following:

## I. Permitted Uses

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 II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail 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

Building Materials & Supplies Dealers  
(NAICS Code 4441)

Truck, Utility Trailer & RV Rental & Leasing  
(NAICS Code 53212)

## III. Special Development Standards

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

1. Minimum front yard setback along Keller Springs Road: thirty-four (34) feet.
2. Outside display and storage shall be permitted as follows:
  - a. Display and storage shall be in substantial conformance with the Conceptual Site Plan (Exhibit B).
  - b. The garden center as shown on the Conceptual Site Plan shall be surrounded completely with decorative fencing as shown on the Conceptual Building Elevation. Display of garden material outside of the designated garden area shall be limited to the area designated as Outdoor Sales Area A.

The decorative fencing shall consist of masonry/split face columns with black vinyl coated chain-link fencing, which shall have a maximum of one (1) inch openings up to the first ten (10) feet and a maximum of two (2) inch openings for the balance of the fencing.
  - c. The shed and trailer display area shall be limited to the area designated as Outdoor Sales Area B. A landscape screen consisting of four three-inch caliper shade trees spaced at a maximum of forty (40) feet on center and a hedge row consisting of forty (40) five (5)

gallon shrubs planted a maximum of four (4) feet on center shall be provided along the north side of the shed and trailer display area as shown on the Conceptual Landscape Plan.

- d. Outdoor storage of materials shall be permitted behind the building in the area designated as Outdoor Storage Area C.
  - e. Seasonal plant display shall be permitted in the area designated as Outdoor Storage Areas D & E1.
  - f. Seasonal display and storage of bagged and palletized mulches, fertilizers, soils and similar materials shall be permitted in the area designated as Outdoor Sales Area E2.
  - g. Propane tank storage, as well as display of potted plants, grills, lawnmowers and similar seasonal items shall be permitted in the areas designated as Outdoor Sales Areas F1 & F2 on either side of the main entrance.
3. Brick Snaps™ or a similar system shall be permitted in lieu of brick as defined in the Comprehensive Zoning Ordinance as an exterior façade material.
  4. The minimum “brick” exterior façade content of the building shall be in accordance with the attached Conceptual Building Elevations.
  5. The minimum “brick” exterior façade content for the east building elevation shall be sixty five percent (65%) and the minimum “brick” exterior façade for the north building elevation shall be seventy seven percent (77%). The balance of the exterior façade material shall be a texture-coated finish of which the color shall match the brick color.
  6. Dock doors, doors and/or roll-up doors shall be painted in a buff color.
  7. Black vinyl coated chain-link fencing with a maximum of one-square-inch openings shall be allowed for the gates of the outside enclosed storage areas for the tool rental center and the building materials area.
  8. The screening wall along the east property line shall be constructed of brick, stone or brick patterned pre-cast concrete panels to match in appearance the exterior façade material of the building, and shall be treated with anti-graffiti material.
  9. Where retaining walls are provided, such walls shall be constructed of brick, stone or split-face masonry block to match in appearance the exterior façade material of the building, and shall be treated with anti-graffiti material.
  10. The metal roofing material on the lumber canopy and entry canopy shall be a metallic copper; however, in no instance shall it be painted with orange colored paint.
  11. All building signage shall consist of copper colored lettering.
  12. Building signage shall be prohibited on the north, south and east elevations on the building.
  13. Ingress for delivery trucks shall be restricted to the most southerly driveway.
  14. The most northerly driveway shall have a minimum of one hundred fifteen (115) feet of internal storage.
  15. The most northerly driveway shall be striped to provide two (2) outbound lanes and one (1) inbound lane. The outbound lanes shall consist of an exclusive right-turn lane and a through/left

lane. The internal striping of these lanes shall extend a minimum of seventy five (75) feet into the site.

16. The center driveway shall have a minimum of fifty five (55) feet of internal storage.
17. The existing monument sign on Keller Springs Road shall be replaced with a masonry sign meeting the current requirements of the Carrollton Sign Ordinance.
18. On-site rental of trucks and panel vans as an accessory use shall be permitted as follows:
  - a. The maximum number of rental trucks and panel vans that will be stored at the site is six (6).
  - b. All trucks will be parked within the defined stalls as shown on the Conceptual Site Plan (Exhibit B).
19. All missing and dead landscaping shall be replaced. The applicant shall submit a landscape plan to the City Arborist for review and permitting.
20. Development shall be in compliance with all special conditions, restrictions and regulations listed in this ordinance prior to receiving a new Certificate of Occupancy for the additional use of truck and panel van rentals.

### SECTION 3.

Development shall be in conformance with the conceptual site plan, landscape plan, building elevation drawings and exterior material color palette attached hereto as Exhibits B, C, D and E, respectively.

### SECTION 4.

The Comprehensive Zoning Ordinance and the Official Zoning 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 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

SECTION 8.

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 9.

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

PASSED AND APPROVED this the Third day of May, 2016

CITY OF CARROLLTON

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

ATTEST:

\_\_\_\_\_  
Laurie Garber  
City Secretary

APPROVED AS TO FORM:

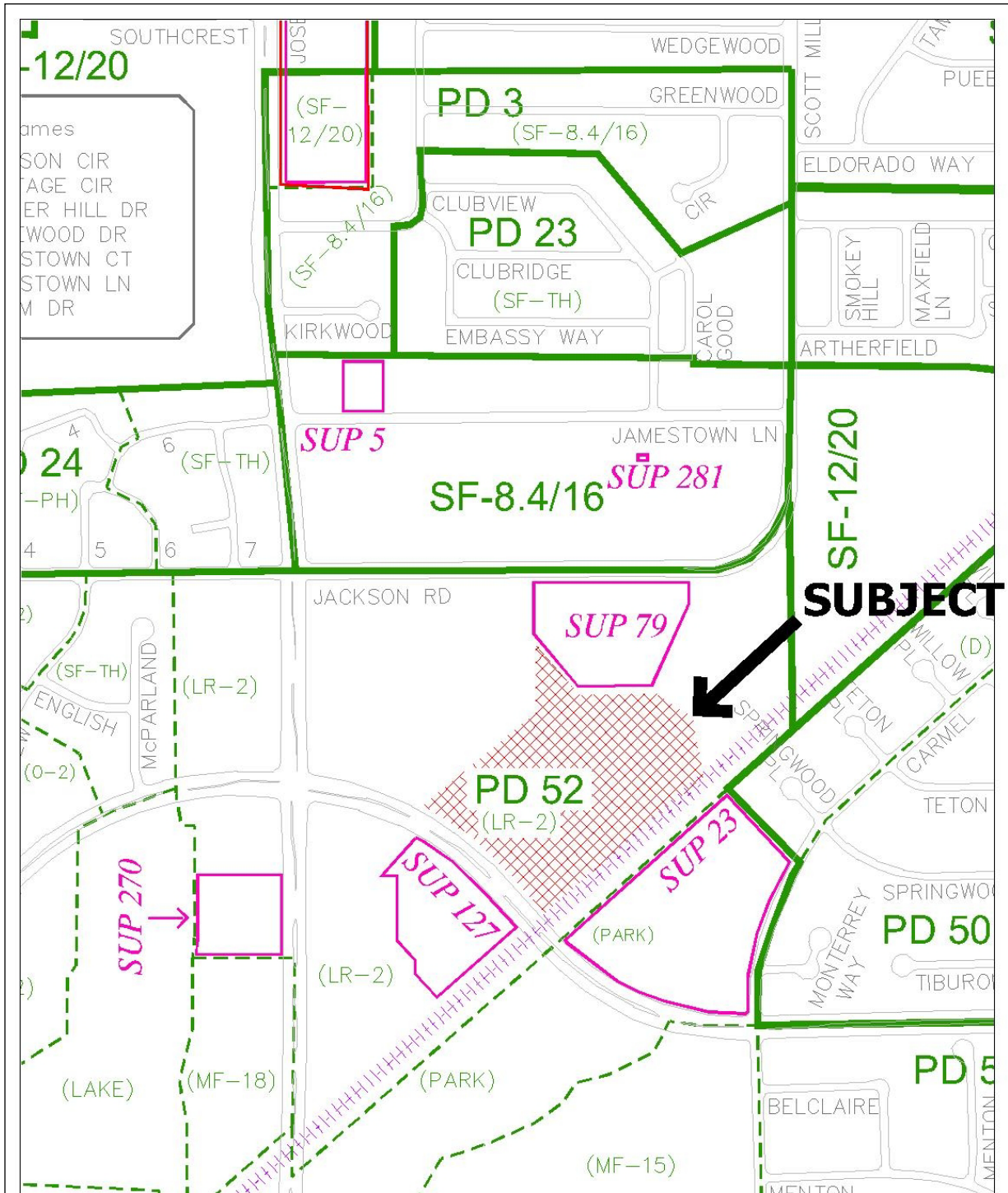
APPROVED AS TO CONTENT:

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

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

**EXHIBIT A**  
**Legal Description and Map**

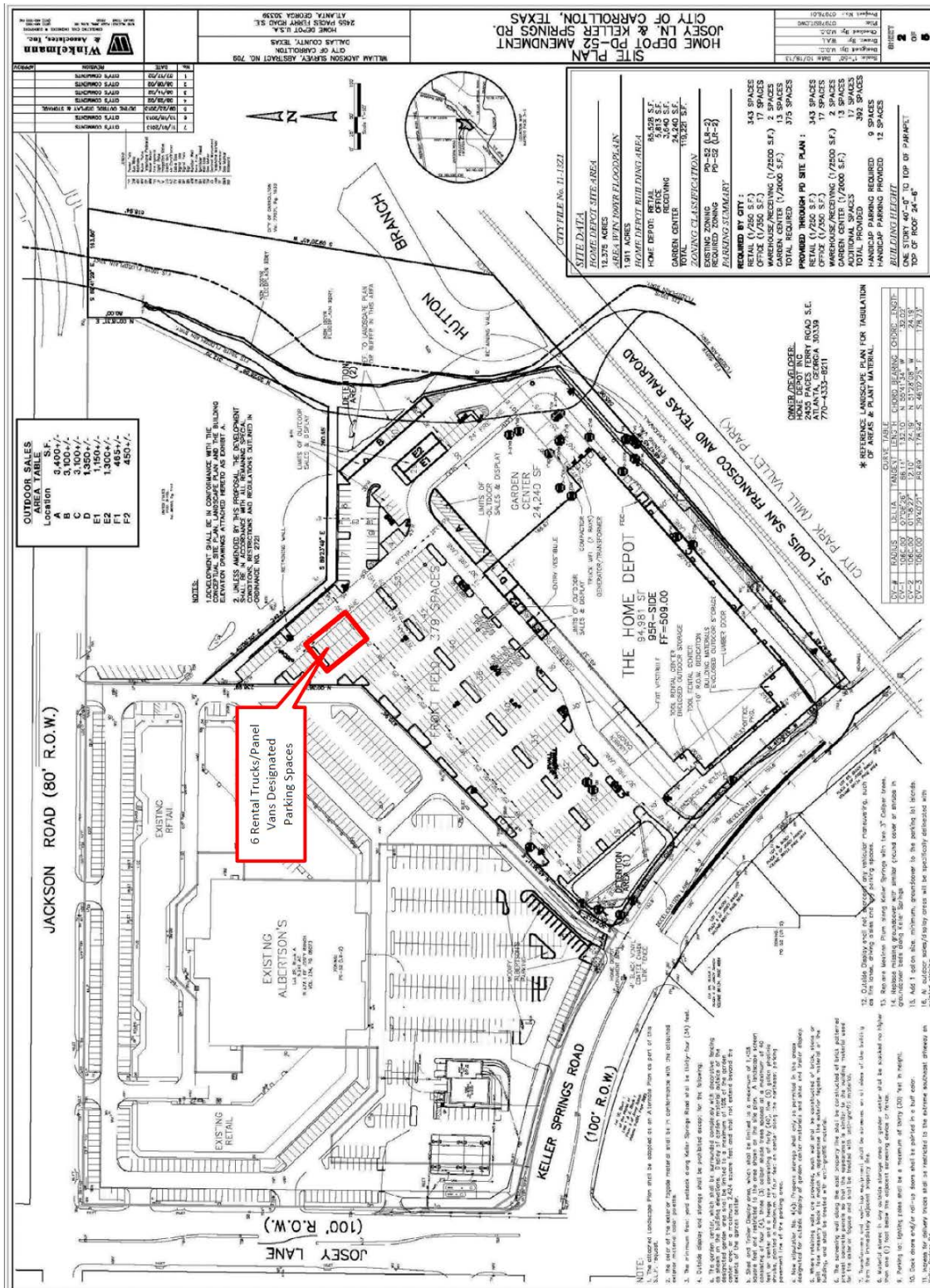
**LOT 1R, BLOCK A**  
**PLAZA 1 OF JOSEY RANCH PHASE IV ADDITION**



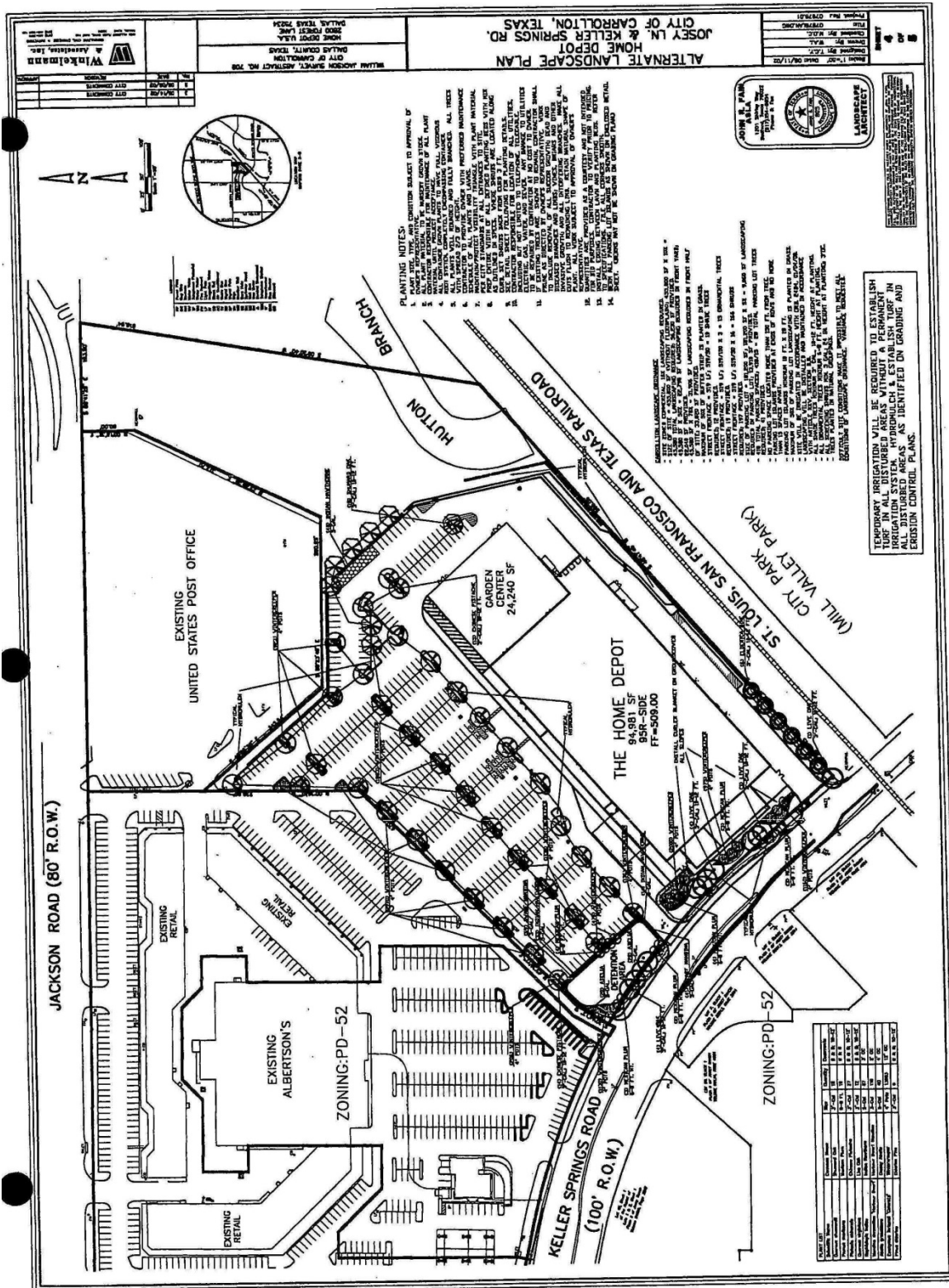


## EXHIBIT B

### Conceptual Site Plan



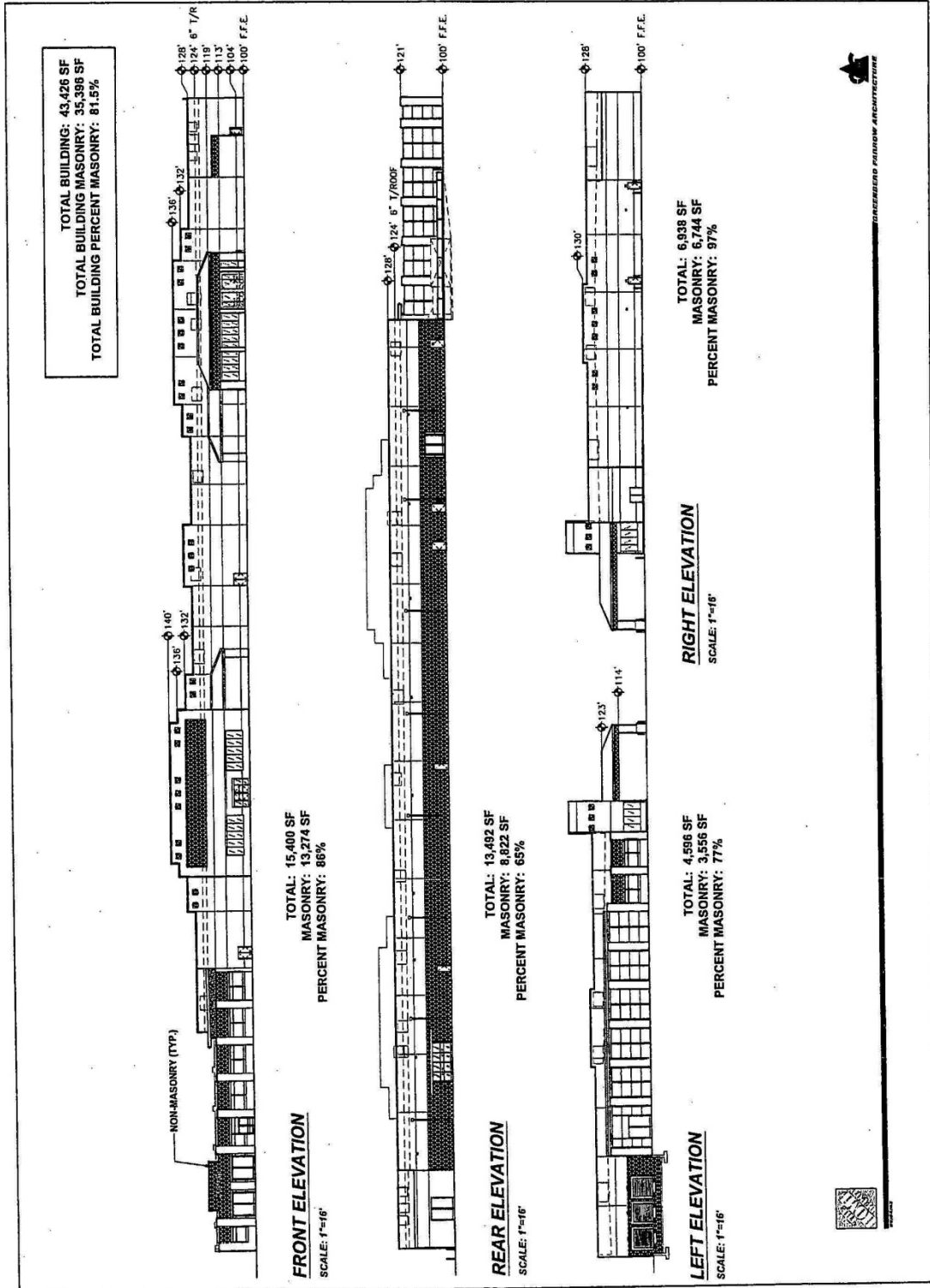
# EXHIBIT C Conceptual Landscape Plan





# EXHIBIT D

## Sheet 1 of 2 Conceptual Building Elevation Drawings



## Conceptual Building Elevation Drawings (color)



## EXHIBIT E

### Conceptual Exterior Material Color Palette

