

PLANNING DEPARTMENT  
City of Carrollton  
Date: 05/07/2019

PLANNED DEVELOPMENT NO. 201  
DEVELOPMENT NAME: Sloane Street East

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

AN ORDINANCE OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND PLANNED DEVELOPMENT NO. 201(PD 201) PROVIDING FOR THE (O-4) OFFICE AND (LR-2) LOCAL RETAIL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS BY AMENDING, RESTATING AND REPLACING PD 201 AND ORDINANCE NUMBER 3750 IN THEIR ENTIRETY; 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 Fourth day of April, 2019, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 03-19Z4); 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 41-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 201 is hereby amended, restated, and replaced, in its entirety for an approximately 41-acre tract of land located on the southeast corner of Hebron Parkway (Park Boulevard) and Midway Road being more specifically described on the attached Exhibit A and depicted on Exhibit B, providing for the following:

## I. Permitted Use

### A. Tract 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.

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.

### B. Tract 2

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.

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.

Additional Permitted Use: Multifamily Residential

## II. Special Development Standards

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

A. Tract 1

1. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
2. Drive-through windows shall be allowed by right.
3. Screening walls shall not be required along any property lines.

B. Tract 2

1. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
2. Screening walls shall not be required along any property lines.
3. Special development standards for any multifamily residential development shall be:
  - a. Development shall be in substantial conformance with the Conceptual Site Plan and Conceptual Building Facades attached herein as Exhibits C & D respectively.
  - b. The maximum number of multifamily dwelling units shall be 570.
  - c. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K(1) of the CZO) shall not apply.
  - d. The minimum dwelling unit sizes shall be 500 sq. ft. (efficiency), 550 sq. ft. (one bedroom), 700 sq. ft. (two bedroom) and 1,000 sq. ft. (three or more bedroom).
  - e. The maximum height of any building shall be five stories.
  - f. For the purpose of signage, the mutual access drive between Lots 5R & 6, Block A, Crow Billingsley Hermes Addition (3412 E. Hebron Pkwy. & 3420 E. Hebron Pkwy.) shall be considered to be part of the subject tract.
  - g. A fence consisting of masonry columns with decorative metal ("wrought

iron") panels shall be installed along the east property line of the project along Air Park Road. Along said fence "emergency access only" vehicular access gates shall be permitted.

### 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.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is 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 Seventh day of May, 2019.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
Loren Shapiro, AICP  
Chief Planner

# Exhibit A

## Legal Descriptions

Crow-Billingsley Hermes, Phase 2 Addition

Lot 1R, Block A; Lot 2R2, Block A; Lot 3R2, Block A, Lot 4R2, Block A; Lot 5R2, Block A, Lot 6, Block A; Lot 7R, Block A; Lot 8R, Block A, Lot 9R, Block A; And

Crow-Billingsley Hermes Addition

Lot 1R, Block A; And

Including the adjacent east ½ of Midway Road right of way

# Exhibit B

## Tract Map



# Exhibit C

## Conceptual Site Plan

### For Multi-Family Development



01 CONCEPTUAL SITE PLAN OVERALL  
SCALE: 1" = 100'

#### VICINITY MAP



#### SITE DATA - EAST SIDE

##### SITE LOCATION

CORNER OF  
MIDWAY AND W. PARK BLVD

##### SITE ZONING

TRACK 1: PD 201 FOR THE (LR-2) LOCAL RETAIL DISTRICT  
TRACK 2: PD 201 FOR THE (O-2) OFFICE DISTRICT

##### SUMMARY - TRACK 2

SITE AREA: 20.21 ACRES / 880,550 S.F.

PROPOSED UNITS: 570 UNITS

PROPOSED DENSITY: 28.20 UNITS/ACRE

##### PARKING

###### PARKING REQUIRED

FOR MULTI-FAMILY: 570 \* 1.5 = 855  
(1.5 SPACES PER UNIT)

RETAIL, RESTAURANT, AND OFFICE SPACE SHALL MEET  
THE OFF-STREET PARKING, LOADING AND STACKING  
REQUIREMENTS IN THE COMPREHENSIVE ZONING  
ORDINANCE

###### PARKING PROVIDED:

###### MULTI-FAMILY PARKING

PARKING STRUCTURE	340 SPACES
PRIVATE GARAGES	106 SPACES
TANDEM SPACES	12 SPACES
PARALLEL PARKING	61 SPACES
HEAD IN PARKING	483 SPACES
TOTAL PROVIDED	1002 SPACES (1.77 SPACES PER UNIT)

RETAIL PARKING	125 SPACES
OFFICE PARKING	132 SPACES

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 GARAGE ENTRY
- 4 POOL COURTYARD
- 5 EXISTING BASKETBALL COURT
- 6 WALKING PARK
- 7 SPINE ROAD



HENSLEY LARVIN RACHEL, INC.  
DALLAS • HOUSTON • SEATTLE  
WWW.HLRINC.NET  
PH: 972.726.8400

#### Revisions

#### Project Title:

**SLOANE  
STREET  
EAST**

CARROLLTON  
TEXAS

#### Developer

Zoning Code: 03-1924

Design Development: ---

Permit Set Issue: ---

Construction Set Issue: ---

Project ID: 18220

#### Drawing No.

**A1**

CONCEPTUAL SITE PLAN  
SLOANE STREET EAST  
OVERALL PLAN



Exhibit D  
Conceptual Building Designs  
For Multi-Family Development



HLR  
ARCHITECTS

SLOANE STREET CONCEPT RENDERING  
15205  
BUILDING #3

BILLINGSLEY  
COMPANY

Exhibit D  
Conceptual Building Designs  
For Multi-Family Development



HLR  
ARCHITECTS

SLOANE STREET CONCEPT RENDERING  
BUILDINGS #5, #6, #8  
15205

BILLINGSLEY  
COMPANY

Exhibit D  
Conceptual Building Designs  
For Multi-Family Development



SLOANE STREET CONCEPT RENDERING  
13205  
BUILDING #2





Exhibit D  
Conceptual Building Designs  
For Multi-Family Development



HLR  
ARCHITECTS

SLOANE STREET CONCEPT RENDERING  
15206 BUILDINGS #1, #4, #7

BILLINGSLEY  
COMPANY