

PLANNING DEPARTMENT
City of Carrollton
Date: 03/02/2020

PLANNED DEVELOPMENT NO. 45
Landmark Corner

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PROVISIONS OF ORDINANCE NUMBER 2434 TO AMEND PD 45, FOR THE APPROXIMATELY 1.5-ACRE TRACT LOCATED AT THE NORTHEAST CORNER OF TRINITY MILLS ROAD AND DICKERSON PARKWAY (1375 MACARTHUR DRIVE) TO REZONE TO PLANNED DEVELOPMENT DISTRICT PD-045 FOR THE (MF-18) MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW MULTIFAMILY RESIDENTIAL MIXED-USE, TO REVISE CONCEPTUAL PLANS AND TO MODIFY DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SAVINGS, AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Fourth day of February 2021, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2020-153).

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

WHEREAS, the City Council conducted a public hearing on the Second day of March 2021, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 5-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.

The regulations of Ordinance 2434 approved May 5, 1999 for Planned Development Number 45 are hereby amended for Tract 1, which occupies a section of an approximately 1.5-acre tract of land located on Lot 1, Block A, Pardue – Hinckley Addition and including the north ½ right of way for the George Bush Turnpike (PGBT), west ½ right of way for Dickerson Parkway, and south ½ right of way of MacArthur Drive, at the northeast corner of Trinity Mills Road and Dickerson Parkway, and more specifically shown on the attached Exhibit A, providing for the following:

TRACT 1

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily Residential District and (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 (MF-18) Multifamily Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 2 below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multifamily Residential District and (LR-2) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

Section 3.

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

General:

1. Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscape Plans and Conceptual Building Elevations, as shown on Exhibits B, C, and D respectively.
2. Maximum building height shall be 5 stories or 75-feet tall.
3. Minimum floor area by multifamily residential unit type:
 - Efficiency or 1 Bedroom: 1,100 square feet
 - 2 Bedroom: 1,400 square feet
 - 3 Bedroom: 1,600 square feet
4. Minimum Setbacks:
 - Street setbacks - Dickerson/Trinity Mills: 40 feet
 - Street setbacks - MacArthur: 6 feet
 - Interior Side: - 10 feet
5. A retention pond shall provide a fountain feature or locate detention underground.

6. Any storm pond or detention shall meet the minimum landscape requirements provided in Article XXIV. Landscape and Buffering in the Comprehensive Zoning Ordinance and General Design Guidelines.
7. No columns or posts shall locate within any parking spaces.
8. A suitable clear access path shall be provided into the building from fire lanes for emergency service personnel.

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.

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 8.

Ordinance Number 2434, and 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 Second day of March 2021.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Wilson
City Secretary

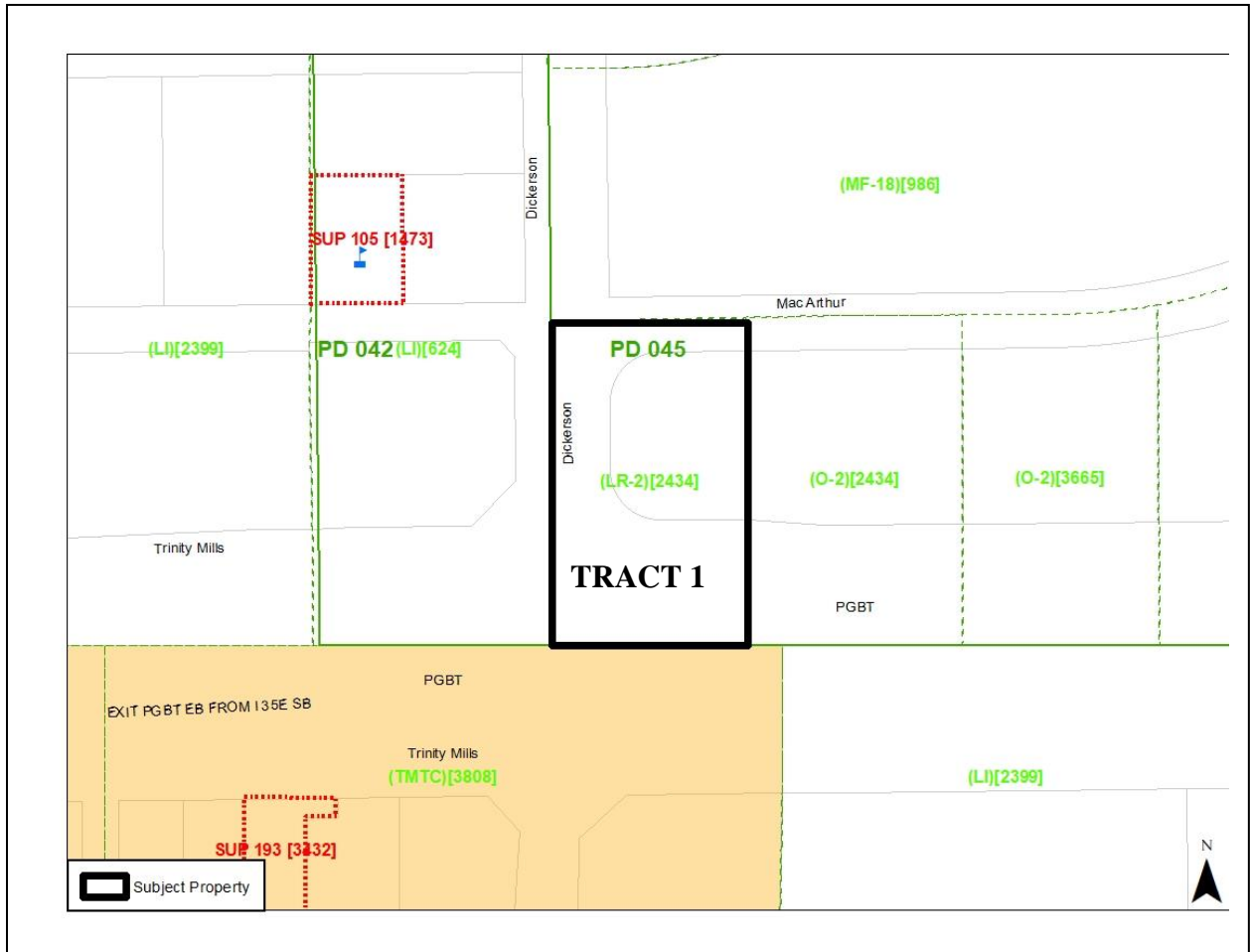
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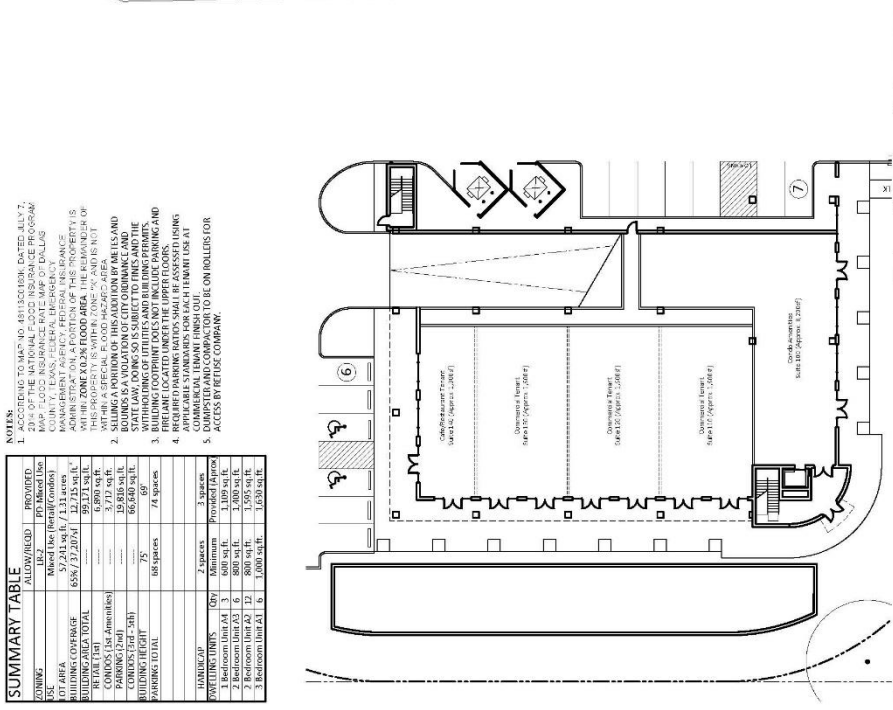
Susan Keller
Assistant City Attorney

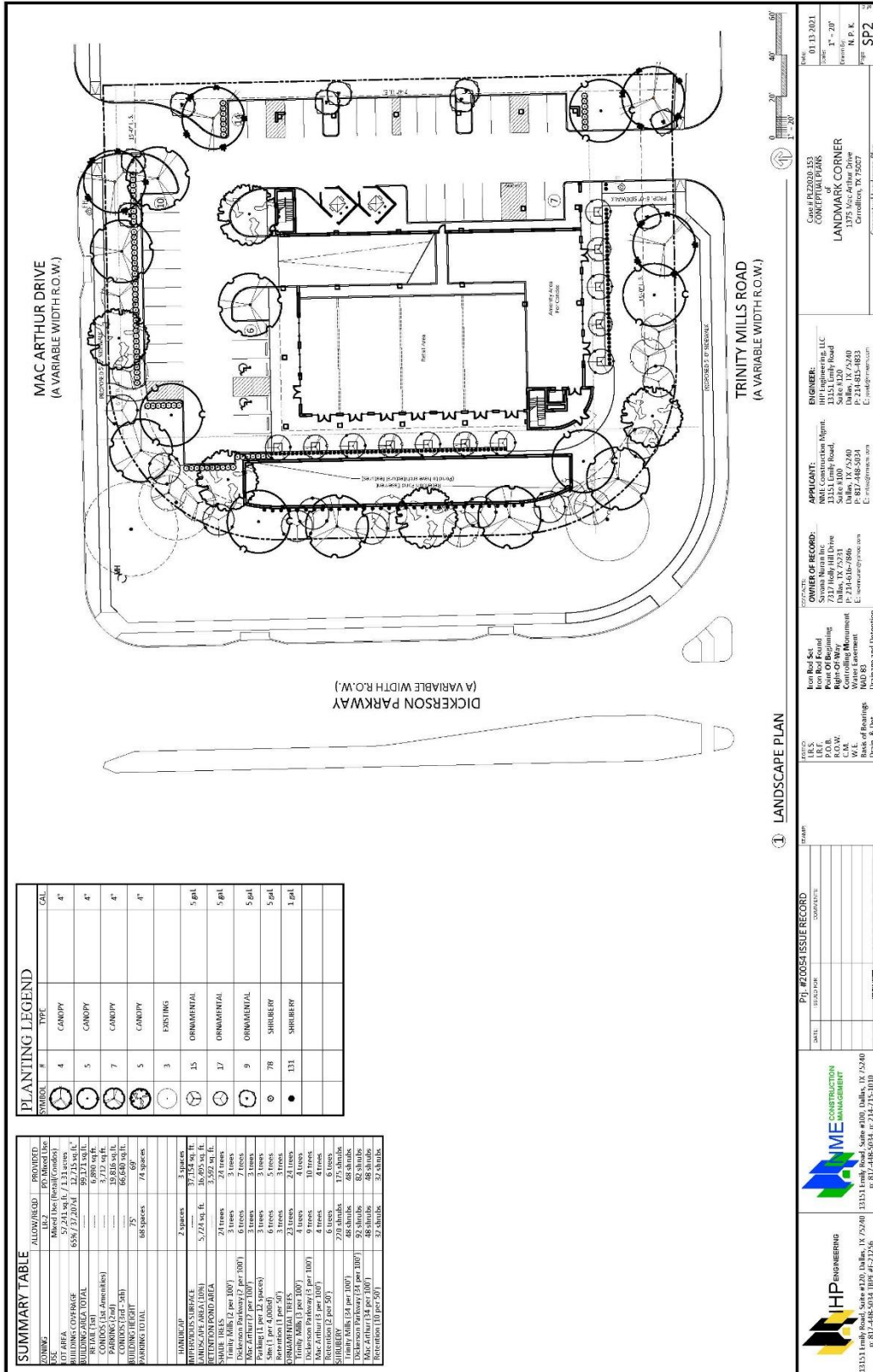
Loren Shapiro, AICP
Planning Manager

EXHIBIT A



Conceptual Site Plan

[illegible]



[illegible]

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