

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 09/09/2025

PLANNED DEVELOPMENT NO. 230  
CARROLLTON INDOOR TENNIS CLUB

ORDINANCE NUMBER 4277

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 230 FOR THE (LR-2) LOCAL RETAIL DISTRICT ON APPROXIMATELY 2.35-ACRES LOCATED AT 2763 EAST TRINITY MILLS ROAD TO ALLOW A DEVELOPMENT TO EXCEED THE MAXIMUM FORTY PERCENT BUILDING COVERAGE AND TO UTILIZE ALTERNATE SCREENING MATERIALS, TO CREATE DEVELOPMENT STANDARDS, AND TO PROVIDE CONCEPTUAL PLANS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Seventh day of August 2025, the Planning & Zoning Commission considered and did not recommend establishing a Planned Development District (Case No. PLZ 2025-118); and

**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 conducted a public hearing on the Ninth day of September 2025, 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 2.35-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 of the residents of the City.

**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 230, located on an approximately 2.35-acre tract located at 2763 E. Trinity Mills Road, which is described and generally depicted in Exhibit A, is hereby established to provide for the following:

## 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, and as provided in Section 4 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 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.

## Special Development Standards

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

1. If the property is developed as a private fitness and recreational sports center, the building is limited to 46,800 square feet.
2. If the private fitness and recreational sports center exceeds 40% building coverage, the development shall be in general conformance with the attached Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Building Elevations; Exhibits B, C, and D, respectively.
3. Landscaping is acceptable in lieu of a masonry screening wall on the north and west sides of the property where a wall will impact the floodplain.
4. All signs shown on exhibits are for illustrative purposes only and shall be submitted for review under a separate application.

## Section 4.

The Comprehensive Zoning Ordinance and the Official 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.

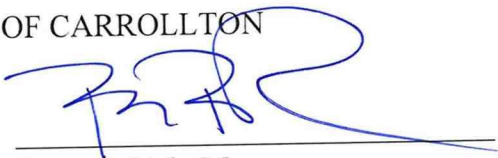
This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 9.

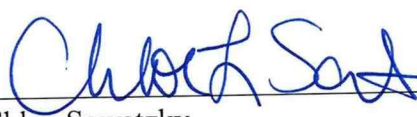
This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Ninth day of September 2025.

CITY OF CARROLLTON


By:   
Steve Babick, Mayor

ATTEST:

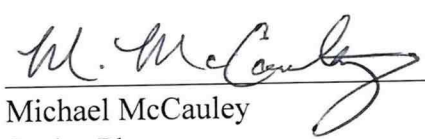
  
Chloe Sawatzky  
City Secretary



APPROVED AS TO FORM:

  
Meredith Ladd  
City Attorney

APPROVED AS TO CONTENT:

  
Michael McCauley  
Senior Planner

# EXHIBIT A

## LEGAL DESCRIPTION

TRINITY MILLS PROFESSIONAL PARK, PHASE 2  
LOT 1-A, BLOCK 1

## GENERAL DEPICTION







# EXHIBIT D

## CONCEPTUAL BUILDING ELEVATIONS (1 OF 3)

**1. NORTH ELEVATION**  
ANSI 3.32 x 1.12

**2. SOUTH ELEVATION**  
ANSI 3.32 x 1.12

**GENERAL NOTES**

- REFER TO PLAN, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**NOTES BY NUMBER**

1. HATCHED AREA INDICATES FINISHES TO BE APPLIED TO THE EXTERIOR WALLS.
2. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 GYPSUM BOARD OVER 1/2" THICK FIBERGLASS INSULATION.
3. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 GYPSUM BOARD OVER 1/2" THICK FIBERGLASS INSULATION.

**EXTERIOR FINISH SCHEDULE**

NO.	FINISH	DESCRIPTION	LOCATION	REMARKS
1	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
2	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
3	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
4	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
5	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
6	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
7	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
8	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
9	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
10	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
11	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
12	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
13	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
14	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
15	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
16	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
17	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
18	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
19	EIFS	EIFS SYSTEM	EXTERIOR WALLS	
20	EIFS	EIFS SYSTEM	EXTERIOR WALLS	

**GENERAL INFORMATION**

**MEL/ARCH**  
the architectural studio  
121 E. WINDY AVE.  
PORT WORTH, TX 76104  
PHONE: 817-663-3007  
EMAIL: info@mela-arch.com

**CONSULTANTS**  
CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, ENVIRONMENTAL, AND LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE BY T. S. S. ARCHITECTS

**PROJECT INFORMATION**  
PROJECT NO. 2023-011  
DATE: 05/22/2023  
CHECKED BY: MM  
DESIGNED BY: MM  
CITY/STATE: TOWNSHIP 23 NORTH, COUNTY 10 WEST, TEXAS

**CLIENT**  
CARROLLTON INDOOR TENNIS CLUB  
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**ARCHITECT**  
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**REGISTERED ARCHITECT**  
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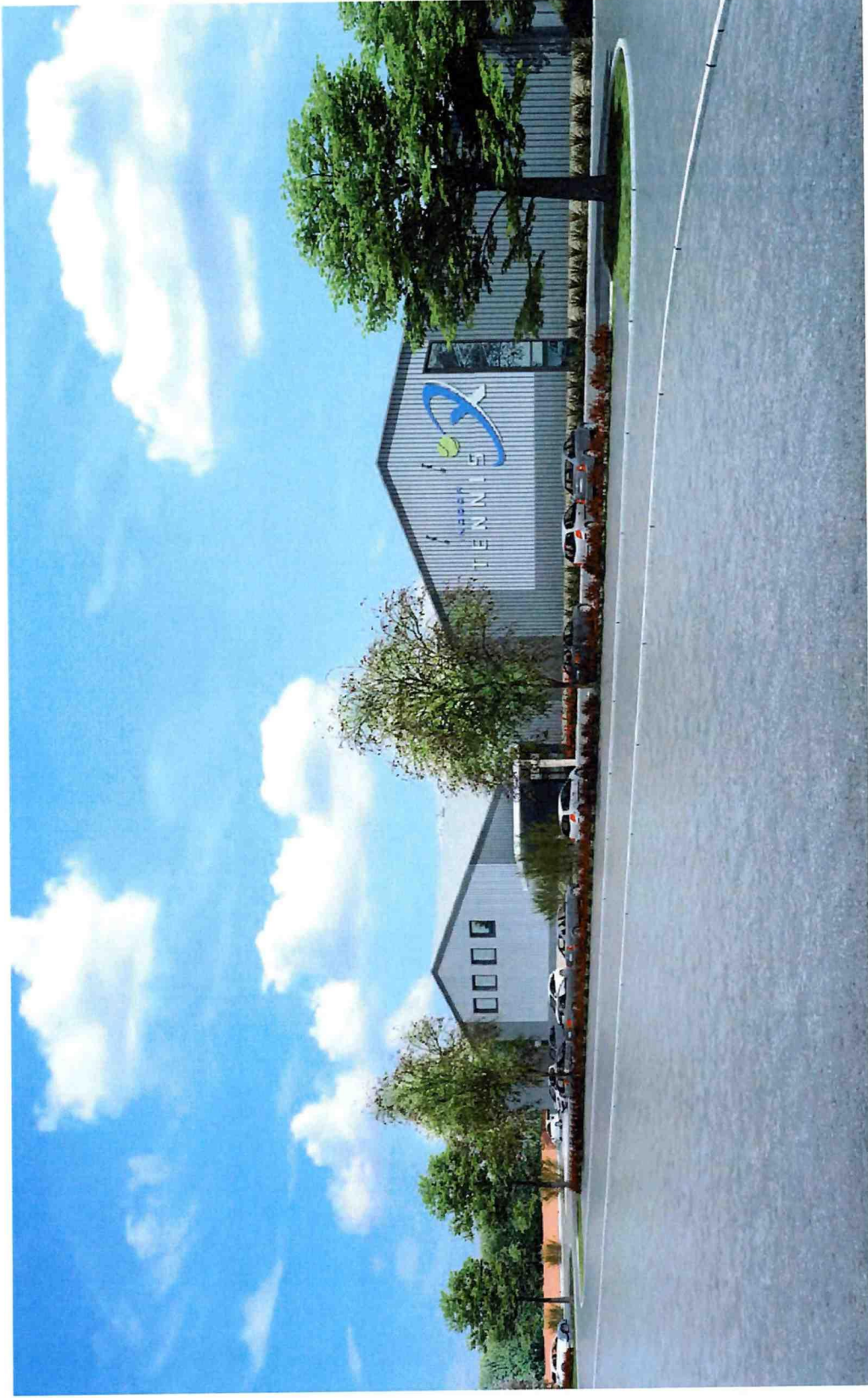
**STATE SEAL**  
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EMAIL: info@mela-arch.com

**PROJECT TITLE**  
CARROLLTON INDOOR TENNIS CLUB

**EXTERIOR ELEVATIONS - COLOR**  
A302

**EXHIBIT D**

**CONCEPTUAL BUILDING ELEVATIONS (2 OF 3)**



**EXHIBIT D**  
**CONCEPTUAL BUILDING ELEVATIONS (3 OF 3)**

