

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 10/14/2025

PLANNED DEVELOPMENT NO. 039
ASPENS ROSEMEADE SENIOR LIVING

ORDINANCE NUMBER 4279

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NUMBER 2905 IN ITS ENTIRETY; AMENDING AND REESTABLISHING PLANNED DEVELOPMENT 039 FOR AN APPROXIMATELY 11.2 ACRE TRACT LOCATED AT 3500 OLD DENTON ROAD; TO INCREASE THE MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY TO THREE-STORIES; TO MODIFY CONCEPTUAL PLANS AND REVISE DEVELOPMENT STANDARDS; 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 Fourth day of September 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 039 (Case No. PLZ 2025-132); 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 Fourteenth day of October 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 11.2-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.

The Comprehensive Zoning Ordinance, Ordinance No. 1470, of the City of Carrollton is

hereby amended by repealing Ordinance No. 2905 in its entirety.

Section 3.

Planned Development Number 039, as established by Ordinance 2905 on July 6, 2004, as further described in Exhibit A, attached and incorporated by reference for all purposes as if written word for word herein, is hereby amended and restated as set forth herein:

Permitted Uses

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

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential 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.

Special Development Standards

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

1. The existing multi-family development shall be limited to 126 dwelling units and be in general conformance with Exhibit B (Conceptual Site Plan).
2. If the existing multi-family development is redeveloped, it shall be in general conformance to Exhibits C (Conceptual Plans) with the following special development standards:
 - a. The development shall be limited to 126 dwelling units.
 - b. Landscaping, including detention or retention pond if required, shall comply with CZO Article XXV. Landscape and Screening.
 - c. The multi-family building, as referenced on the conceptual plan, height shall be limited to 38 feet.
 - d. Minimum side and rear yard shall be 20 feet.
 - e. Minimum distance between detached structures on the same lot or parcel shall be 10 feet.
 - f. All garages shall be limited to vehicle parking and not for storage to meet the minimum parking standards.

- g. New fencing or gates shall be ornamental metal.
 - h. The following amenities shall be provided:
 - i. Pool
 - ii. Clubhouse
 - iii. Outdoor passive or active recreation area
 - iv. Fitness studio
 - v. Dog park
 - i. In addition to the amenities provided above, a minimum of three (3) of the following additional amenities shall be provided:
 - i. Gym
 - ii. Community meeting space
 - iii. Coworking space
 - iv. Bistro or coffee bar
 - v. Library/reading area
 - vi. Creative arts studio
 - vii. Indoor game room
 - viii. Walking paths
 - ix. Resident garden area
 - x. Outdoor grilling area
3. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

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.

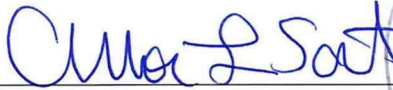
PASSED AND APPROVED this the Fourteenth day of October 2025.

CITY OF CARROLLTON

By:



Steve Babick, Mayor

ATTEST:

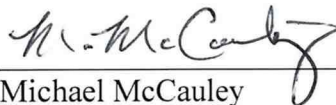

Chloe Sawatzky
City Secretary



APPROVED AS TO FORM:


Meredith Ladd
City Attorney

APPROVED AS TO CONTENT:


Michael McCauley
Senior Planner

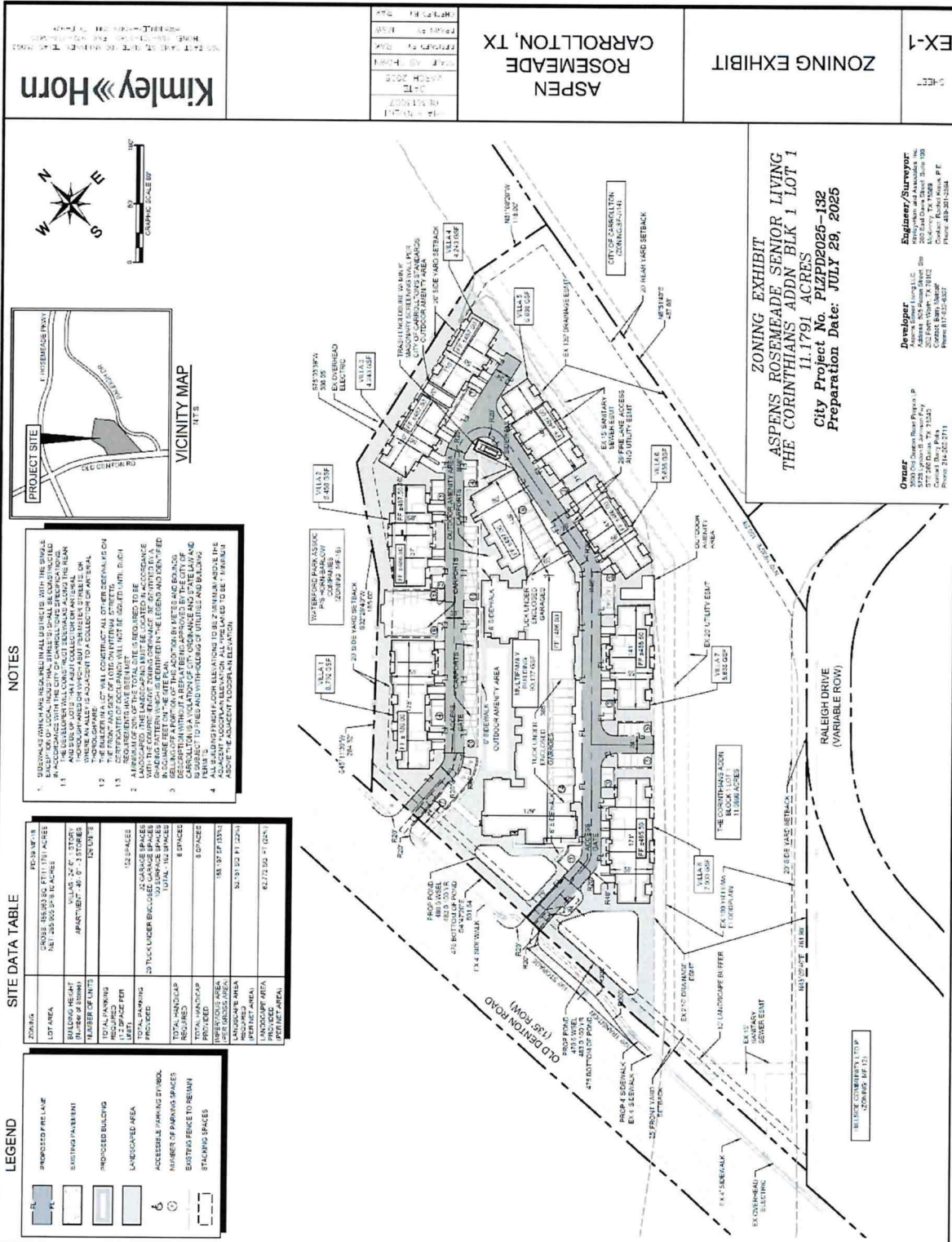
4279

EXHIBIT A

LEGAL DESCRIPTION

THE CORINTHIANS ADDITION
LOT 1, BLOCK 1

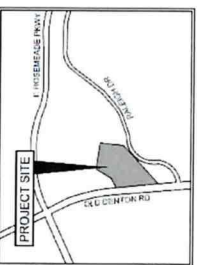
EXHIBIT C CONCEPTUAL SITE PLAN



Kimley-Horn
CONSULTANTS
100 EAST ASH STREET, SUITE 100
DALLAS, TEXAS 75201
PH: 214.424.1100
WWW.KIMLEY-HORN.COM

ASPEN ROSEMEADE, TX
CARROLLTON, TX

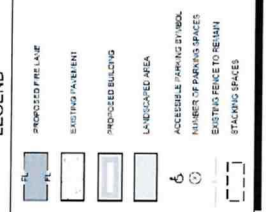
ZONING EXHIBIT
EX-1



- NOTES**
1. SUBMITTALS WHICH ARE REQUIRED SHALL BE SUBMITTED TO THE ENGINEER EARLY ENOUGH TO ALLOW SUFFICIENT TIME FOR REVIEW AND COMMENT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW AND COMMENT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW AND COMMENT.
 2. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW AND COMMENT.
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 4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW AND COMMENT.

SITE DATA TABLE

ZONING	LOT AREA	PROPOSED PRELIM PLAN
EX-1	62,723 SQ. FT. (1.43 ACRES)	PROPOSED PRELIM PLAN
		EXISTING PRELIM PLAN
		PROPOSED BUILDING
		LANDSCAPED AREA
		ACCESSIBLE PARKING SPACES
		NUMBER OF PARKING SPACES
		EXISTING PARKING TO REMAIN
		STACKING SPACES



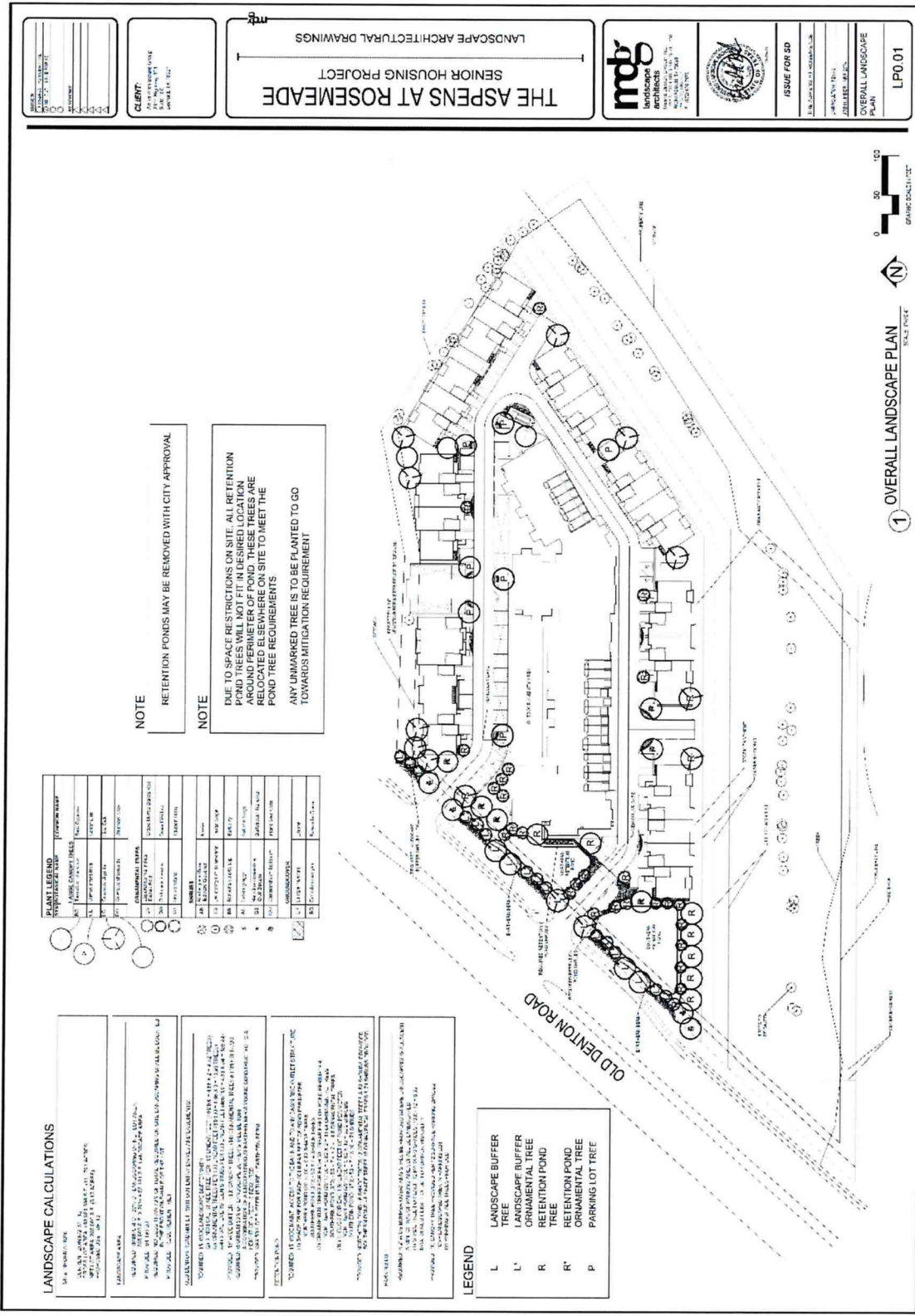
ZONING EXHIBIT
ASPENS ROSEMEADE SENIOR LIVING
THE CORINTHIANS ADDN BLK 1 LOT 1
11.1791 ACRES
City Project No. PLZPP2025-132
Preparation Date: JULY 29, 2025

Owner:
200 Old Denton Road, Project # P
200 Old Denton Road, Suite 100
Carrollton, TX 75622
Contact: Barry Mearns
Phone: 972-252-2711

Developer:
Aspen Rosemeade, LLC
200 Old Denton Road, Suite 100
Carrollton, TX 75622
Contact: Barry Mearns
Phone: 972-252-2711

Engineer/Surveyor:
Kimley-Horn
100 East Ash Street, Suite 100
Dallas, TX 75201
Contact: Barry Mearns
Phone: 214-424-1100

CONCEPTUAL LANDSCAPE PLAN



DATE:	11/11/2011
PROJECT:	THE ASPENS AT ROSEMEADE
CLIENT:	THE ASPENS AT ROSEMEADE
SCALE:	AS SHOWN
ISSUE:	ISSUE FOR 3D

CLIENT:
THE ASPENS AT ROSEMEADE
10000 OLD DENTON ROAD
ROSEMEADE, CA 94568

LANDSCAPE ARCHITECTURAL DRAWINGS
THE ASPENS AT ROSEMEADE
SENIOR HOUSING PROJECT



ISSUE FOR 3D
10000 OLD DENTON ROAD
ROSEMEADE, CA 94568
OVERALL LANDSCAPE PLAN
LP.01

PLANT LEGEND

SYMBOL	DESCRIPTION
(L)	LANDSCAPE BUFFER TREE
(L')	LANDSCAPE BUFFER ORNAMENTAL TREE
(R)	RETENTION POND TREE
(R')	RETENTION POND ORNAMENTAL TREE
(P)	PARKING LOT TREE

NOTE
RETENTION PONDS MAY BE REMOVED WITH CITY APPROVAL

NOTE
DUE TO SPACE RESTRICTIONS ON SITE, ALL RETENTION POND TREES WILL NOT FIT IN DESIRED LOCATION. THEREFORE, THESE TREES ARE RELOCATED ELSEWHERE ON SITE TO MEET THE POND TREE REQUIREMENTS.

NOTE
ANY UNMARKED TREE IS TO BE PLANTED TO GO TOWARDS MITIGATION REQUIREMENT

LANDSCAPE CALCULATIONS

DATE: 11/11/2011
PROJECT: THE ASPENS AT ROSEMEADE
CLIENT: THE ASPENS AT ROSEMEADE
SCALE: AS SHOWN

LANDSCAPE AREA:
TOTAL LANDSCAPE AREA: 100,000 SQ. FT.
TOTAL POND AREA: 10,000 SQ. FT.
TOTAL PARKING LOT AREA: 5,000 SQ. FT.

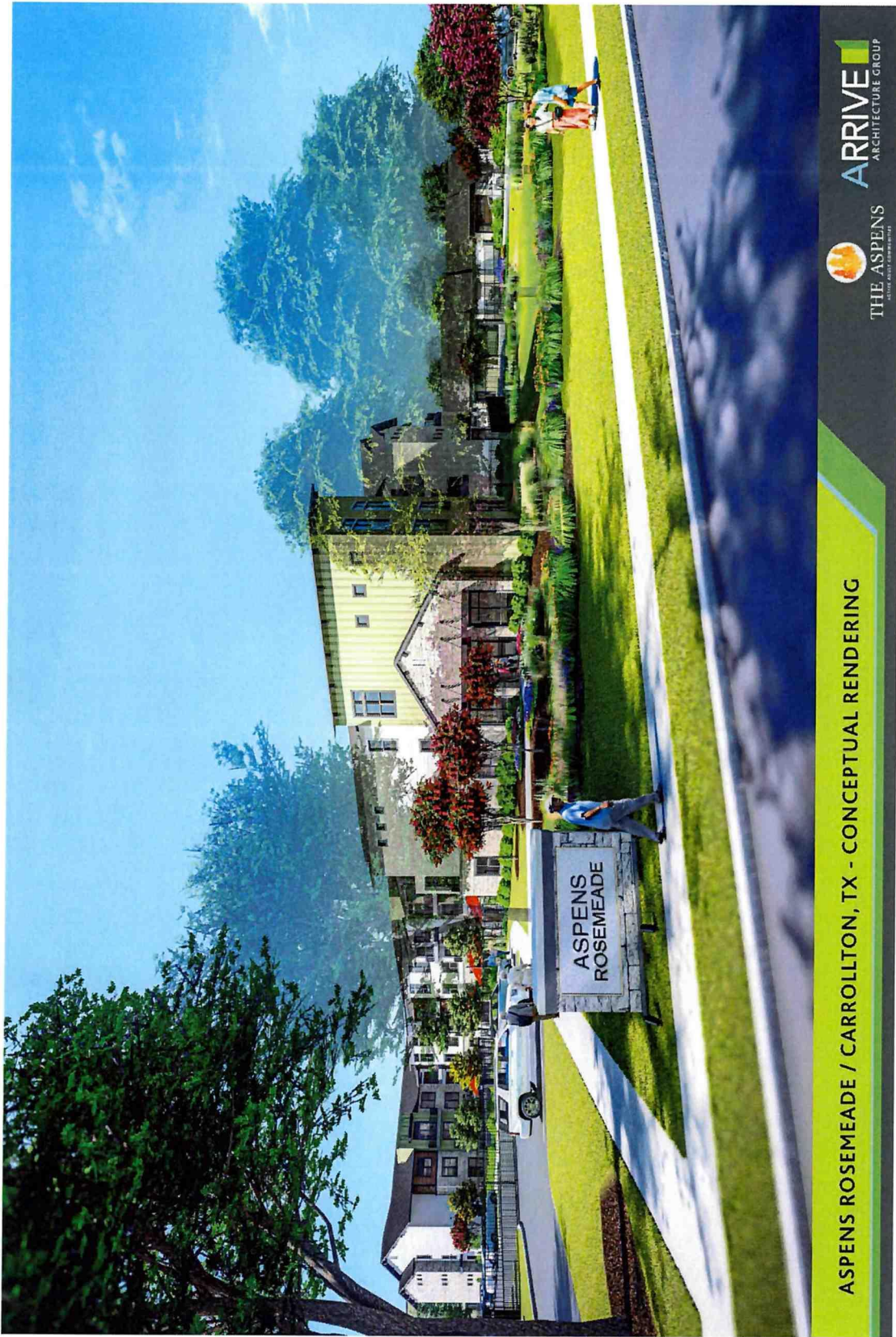
TREES TO BE PLANTED:
LANDSCAPE BUFFER TREES: 100
LANDSCAPE BUFFER ORNAMENTAL TREES: 100
RETENTION POND TREES: 100
RETENTION POND ORNAMENTAL TREES: 100
PARKING LOT TREES: 100

LEGEND

L	LANDSCAPE BUFFER TREE
L'	LANDSCAPE BUFFER ORNAMENTAL TREE
R	RETENTION POND TREE
R'	RETENTION POND ORNAMENTAL TREE
P	PARKING LOT TREE

0 50 100
SCALE: 1" = 50'-0"
OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"
1

CONCEPTUAL BUILDING ELEVATIONS (1 OF 5)



ASPENS ROSEMEADE / CARROLLTON, TX - CONCEPTUAL RENDERING

THE ASPENS
ARCHITECTURE GROUP
ARRIVE
ARCHITECTURE GROUP

CONCEPTUAL BUILDING ELEVATIONS (2 OF 5)

ASPENS - ROSEMADE
CARROLLTON, TEXAS

ARRIVE ARCHITECTURE GROUP
ARCHITECTS
11000 W. LAKELAND BLVD., SUITE 100
DALLAS, TX 75249
TEL: 214.343.8800
WWW.ARRIVEARCHITECTS.COM
DATE: 08/20/2018
PROJECT: ASPENS - ROSEMADE
DRAWING: A5.01

1 ENTRY EXTERIOR ELEVATION
3:30' x 1:10'

2 ENTRY EXTERIOR ELEVATION
3:30' x 1:10'

3 EXTERIOR ELEVATION
3:30' x 1:10'

4 EXTERIOR ELEVATION
3:30' x 1:10'

A5.01 EXTERIOR ELEVATION

CONCEPTUAL BUILDING ELEVATIONS (3 OF 5)



