

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 04/01/2025

PLANNED DEVELOPMENT NO. 045
MANNA PLAZA & MANNA VILLAGE

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE, AND REPLACE PLANNED DEVELOPMENT 045 AND THEREBY SUPERSEDE ORDINANCE NUMBER 3770 IN ITS ENTIRETY, TO AMEND PLANNED DEVELOPMENT 045 TO AMEND ORDINANCE NUMBER 700 FOR AN APPROXIMATELY 2.6-ACRE TRACT LOCATED ON THE NORTH SIDE OF MACARTHUR DRIVE APPROXIMATELY 205 FEET WEST OF OLD DENTON ROAD, AND TO AMEND PLANNED DEVELOPMENT 045 TO REZONE FROM THE (O-2) OFFICE DISTRICT TO (LR-2) LOCAL RETAIL DISTRICT; TO MODIFY DEVELOPMENT STANDARDS AND TO REVISE 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 Sixth day of March 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 045 (Case No. PLZ 2024-181); and

WHEREAS, the 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 First day of April, 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 2.6-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.

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 045 located on an approximately 2.6-acre tract on the north side of MacArthur Drive approximately 205 feet west of Old Denton Road, described on Exhibit A and generally depicted on Exhibit B, is hereby amended, restated, and replaced, thereby superseding Ordinance Number 3770 in its entirety, and amending Ordinance Number 700 to provide 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.

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. Special Development Standards

Development shall be in accordance with the conceptual site plan, landscape plan, and building elevations, and shown as Exhibits C, D, and E, respectively.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

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 700 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 7.

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 8.

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

PASSED AND APPROVED this the First day of April, 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Albert Thomas
Assistant City Attorney II

Loren Shapiro, AICP
Planning Manager

EXHIBIT A

LEGAL DESCRIPTION

Furneaux Creek Center, Phase 2
Lots 2-4, Block C
(1008 and 1012 MacArthur Drive)
2.6-Acres

EXHIBIT B
GENERAL DEPICTION

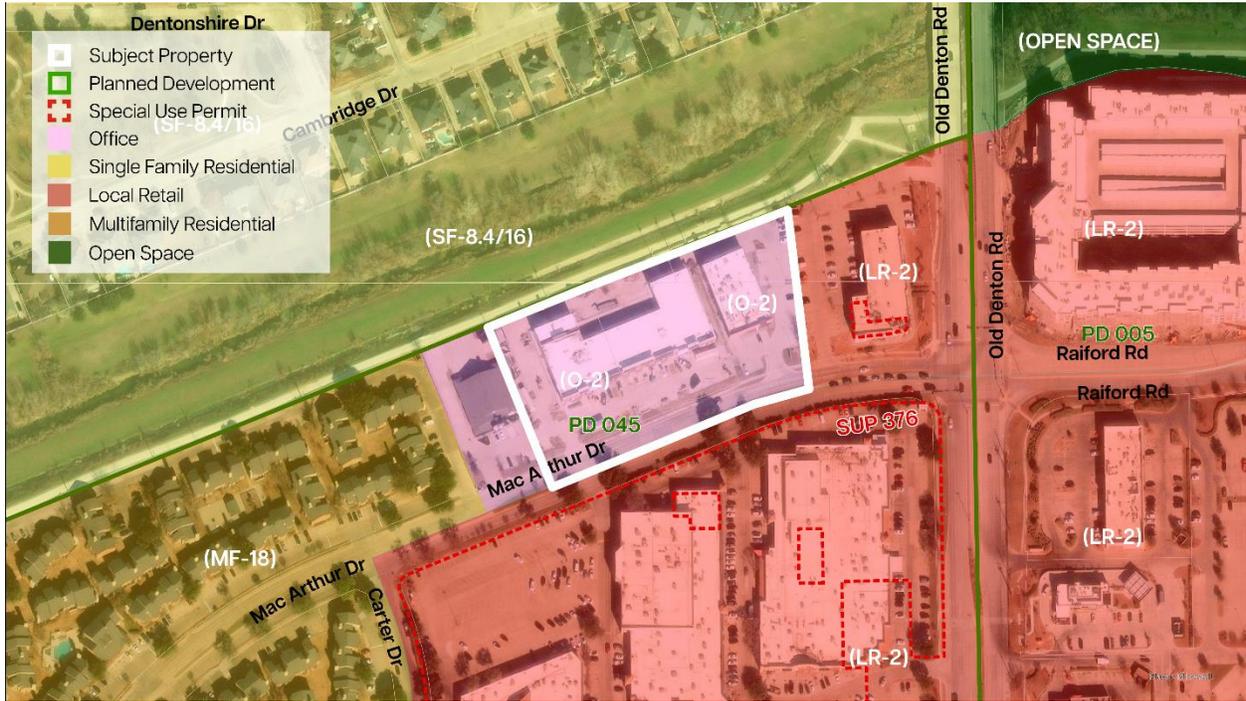


EXHIBIT C (PAGE 1 OF 2)
Conceptual Site Plan

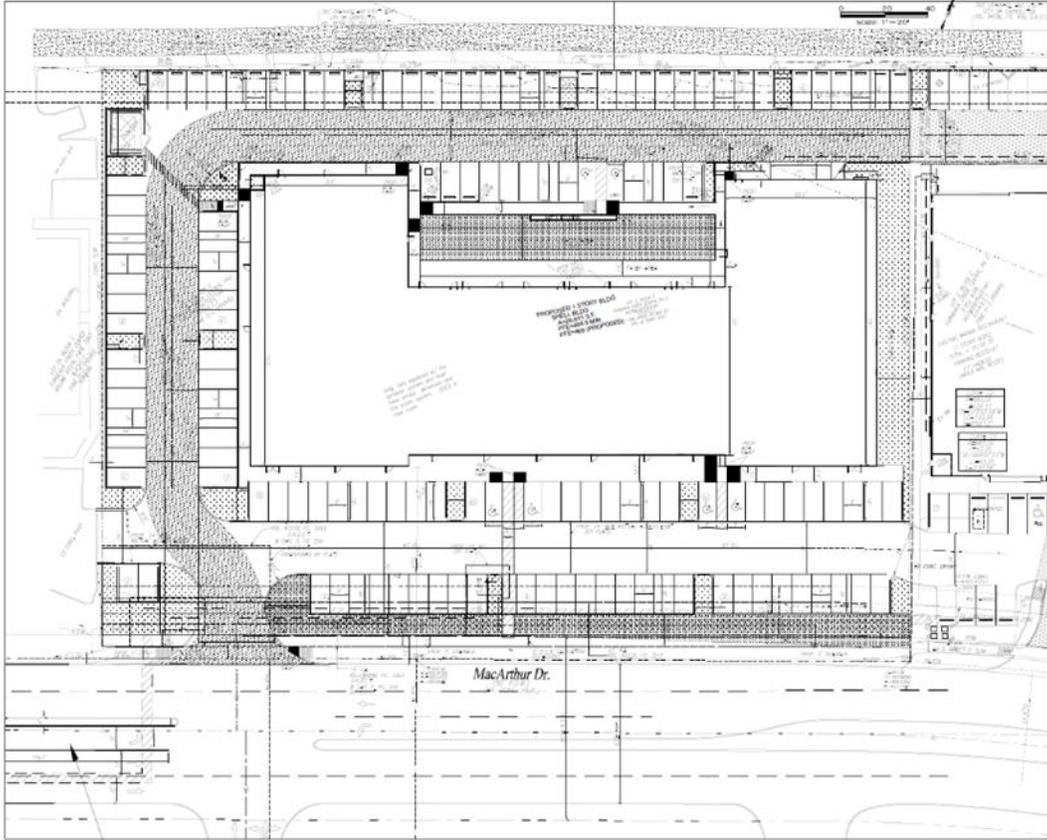


EXHIBIT C (PAGE 2 OF 2)
Conceptual Site Plan

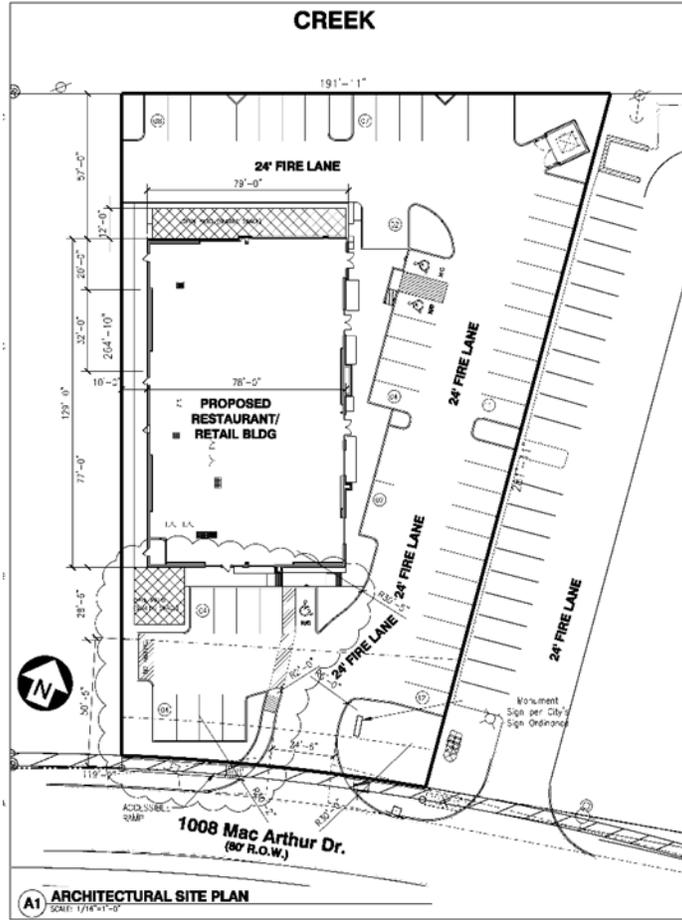
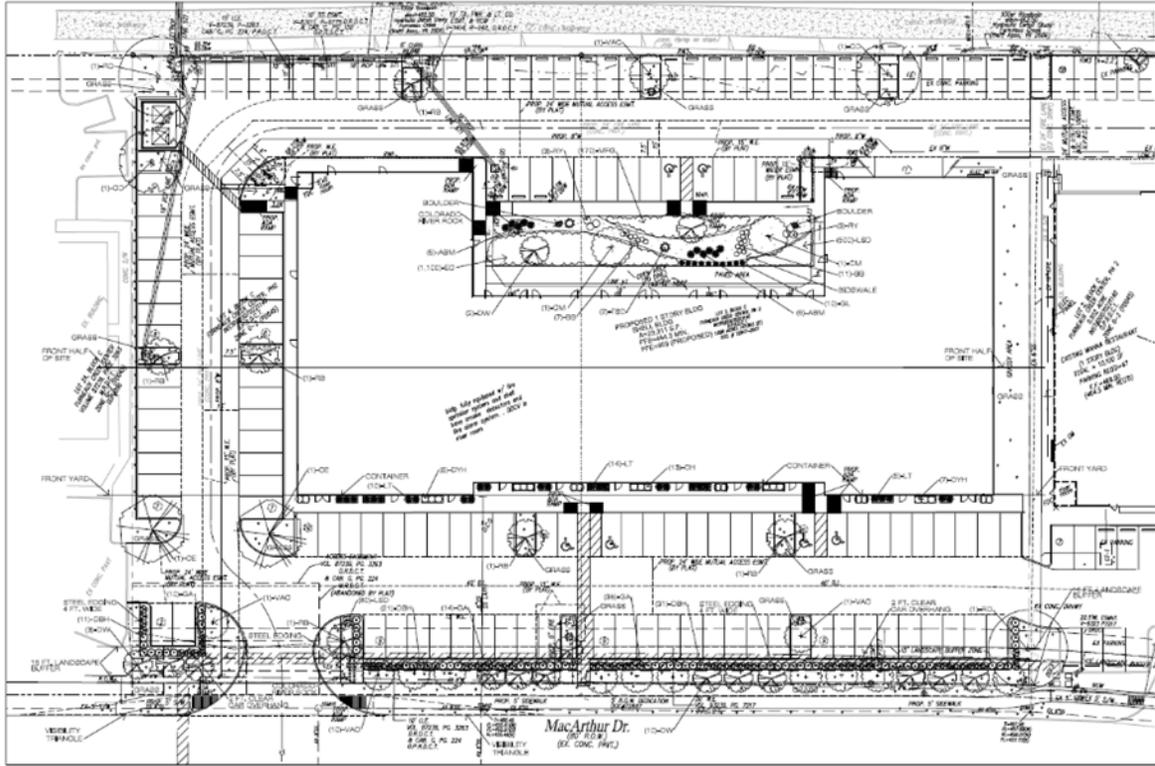


EXHIBIT D (PAGE 1 OF 2) Conceptual Landscape Plan

MII



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

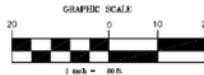


EXHIBIT E
Conceptual Building Elevations

