

PLANNING DEPARTMENT
CITY OF CARROLLTON

SPECIAL USE PERMIT NO. 427
DEVELOPMENT NAME: 7-ELEVEN

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 427 TO PROVIDE FOR A GAS STATION UPON PROPERTY LOCATED AT THE NORTHWEST CORNER OF JOSEY LANE AND ROSEMEADE PARKWAY; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Seventh day of September, 2017, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. 09-17SUP1); and

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

WHEREAS, the City Council, has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above described property is located;

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.

Special Use Permit Number 427 is hereby established for a certain approximately 0.7-acre tract located at the northwest corner of Josey Lane and Rosemeade Parkway and being more specifically described on Exhibit A and generally depicted on Exhibit B, providing for the following:

I. Permitted Use

Gas Station

II. Special Development Standards

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

1. If developed as a gas station, the development shall be in general conformance with Exhibits C, D and E, provided however that:
 - a. All signs shall be submitted and reviewed under a separate application.

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 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 become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Tenth day of October, 2017.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION

LOT 4, BLOCK A
ROSEMEADE PLAZA

EXHIBIT B
AERIAL/LOCATION MAP

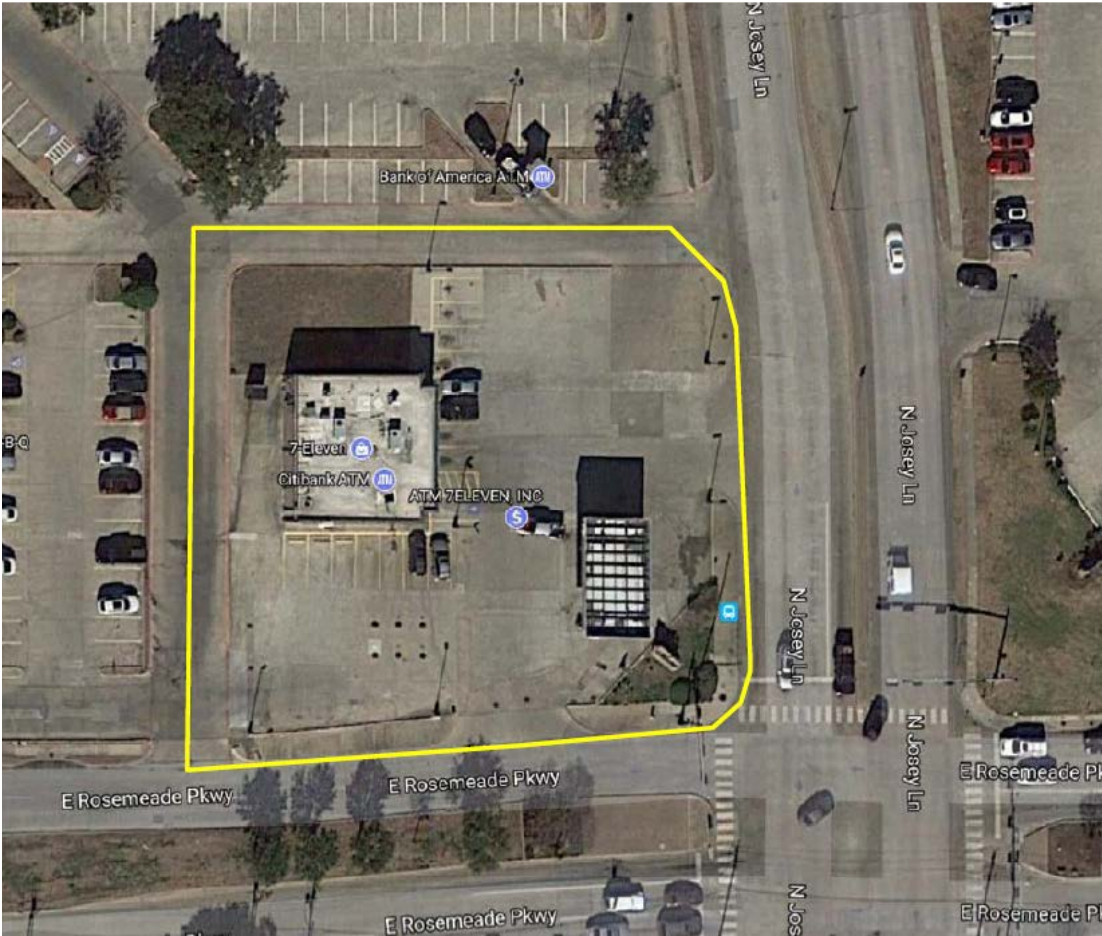


EXHIBIT D

CONCEPTUAL LANDSCAPE PLAN



EXHIBIT E
CONCEPTUAL BUILDING/CANOPY ELEVATIONS 2 OF 3

7-ELEVEN STORE #25298
3200 HACHESNEY ROAD, IRVING, TEXAS 75038
CARTHOON, TX 75007
CASE NO. 09-17-5181
EXHIBIT E: CONCEPTUAL BUILDING RENDERINGS

7-ELEVEN INC.
3200 HACHESNEY ROAD, IRVING, TEXAS 75038
CARTHOON, TX 75007
CASE NO. 09-17-5181
EXHIBIT E: CONCEPTUAL BUILDING RENDERINGS

7-ELEVEN
STORE #25298

7-ELEVEN
STORE #25298

Job# 17-067
Scale: AS NOTED
Date: 08/22/17
Drawn By: EBN
Checked By: TN

Dimension Group
The Dimension Group, Inc.
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www.dimensiongroup.com

7-ELEVEN
STORE #25298

10/23/2022
E.E.
SHEET

REVISIONS



2 RENDERING - VIEW FROM NORTH ENTRANCE ON N JOSEY LN



4 RENDERING - VIEW FROM CANOPY



1 RENDERING - VIEW FROM E ROSEMEADE PKWY & N JOSEY LN



3 RENDERING - VIEW FROM N JOSEY LN

Page 9

EXHIBIT E
CONCEPTUAL BUILDING/CANOPY ELEVATIONS 3 OF 3

