

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 05/20/2025

SPECIAL USE PERMIT NO. 518
DEVELOPMENT NAME: ONCOR
SUBSTATION

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 518 PROVIDING FOR AN ELECTRICITY REGULATING SUBSTATION AND/OR ELECTRIC BULK POWER TRANSMISSION AND CONTROL ON AN APPROXIMATELY 9.11-ACRE TRACT ZONED (O-2) OFFICE AND LOCATED AT THE SOUTHEAST CORNER OF KING ARTHUR BOULEVARD AND OLD DENTON ROAD; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the First day of May 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2025-044); 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 Twentieth day of May 2025, at which all persons were given an opportunity to present testimony; and

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; 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.

Special Use Permit Number 518 is hereby established for a 9.11-acre tract located at the southeast corner of King Arthur Boulevard and Old Denton Road, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control

II. Special Development Standards

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

1. Development shall be permitted in accordance with the attached Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Elevations depicted on Exhibits B, C, and D.
2. A replat is required to develop the site.
3. Sixty (60) feet of right-of-way from the centerline of Old Denton Road will be required. A 15-foot-wide street easement adjacent to the right-of-way and along Old Denton Road shall be dedicated. Both the street easement and the right-of-way dedication mentioned will be required as a part of the platting process associated with the subject development.
4. The landscape buffer shall be a minimum of 20-feet-wide where the southern berm is located on the landscape plan. Elsewhere, the landscape buffer shall be an average of at least 15 feet with no less than 5 feet at any point along the right-of-way.
5. Silver Cloud Texas Sage shall be planted along the western property line, east and outside of the street easement, and within the proposed landscape buffer.
6. Buffalo sod shall be installed within the limits of disturbance associated with the development of the site.
7. A 3-foot-tall berm shall be required along the western property line, in accordance with the attached landscape plan.
8. An 8-foot-tall masonry wall surrounding the machinery and structures associated with the Electricity Regulating Substation and/or Electric Bulk Power Transmission and Control use is required.
9. Wrought iron gates shall be permitted.

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.

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

PASSED AND APPROVED this the Twentieth day of May 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Emily Offer
Senior Planner

EXHIBIT A GENERAL DEPICTION



EXHIBIT B

CONCEPTUAL SITE PLAN

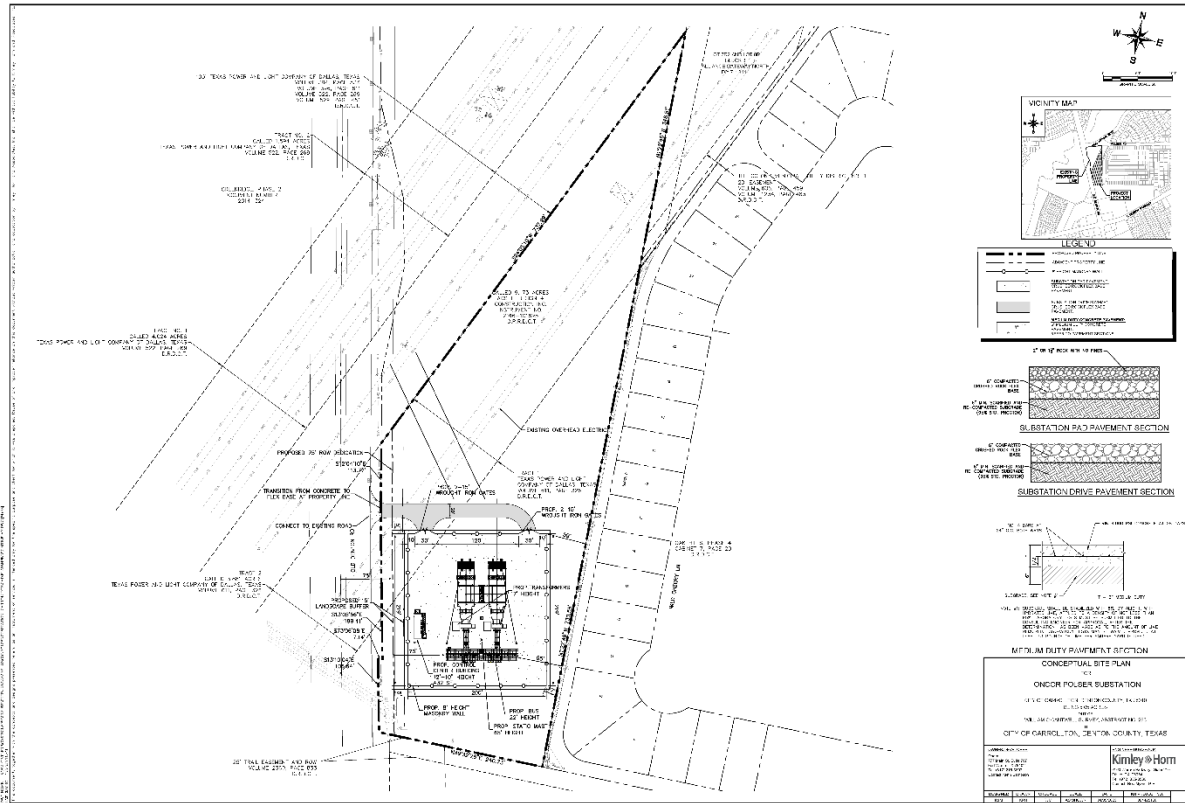


EXHIBIT D
CONCEPTUAL ELEVATIONS

