

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

SPECIAL USE PERMIT NO. 521
DEVELOPMENT NAME: CARROLLTON
EVENT CENTER

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 521 PROVIDING FOR AN EVENT CENTER AND RECEPTION HALL FOR AN APPROXIMATELY 5,077 SQUARE FOOT EVENT CENTER SPACE ZONED (LR-2) LOCAL RETAIL AND LOCATED AT 2129 NORTH JOSEY LANE; 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 Seventh day of August 2025, the Planning & Zoning Commission considered and made recommendations on a certain request for a Special Use Permit (Case No. PLSUP 2025-101); 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, 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 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.

Special Use Permit Number 521 is hereby established for a certain approximately 5,077 square foot event center space, located at 2129 North Josey Lane, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Event Center and Reception Hall

II. Special Development Standards

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

1. The use shall be in general conformance with the attached exhibits B and C.
2. Event and reception hours shall be limited to Friday, Saturday, and Sunday from 6:00 p.m. to 12:00 a.m.
3. All events and receptions shall be indoors only. No event or reception shall be allowed outdoors. There shall be no standing or loitering outside of the building during any events.
4. All doors shall remain closed during events to minimize noise impacts.
5. No outdoor music shall be permitted.
6. The event center shall not offer on-site food preparation. All food service shall be provided exclusively by caterer.
7. Alcohol service shall be strictly limited to no more than four hours, ending at least one hour before the event concludes.
8. Occupancy shall be limited to a 125 person capacity.
9. Parking shall be limited to 2129, 2123, 2125, and 2121 N. Josey Lane.

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 2602, otherwise known as SUP 270, shall remain in full force and effect. 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 Ninth day of September 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

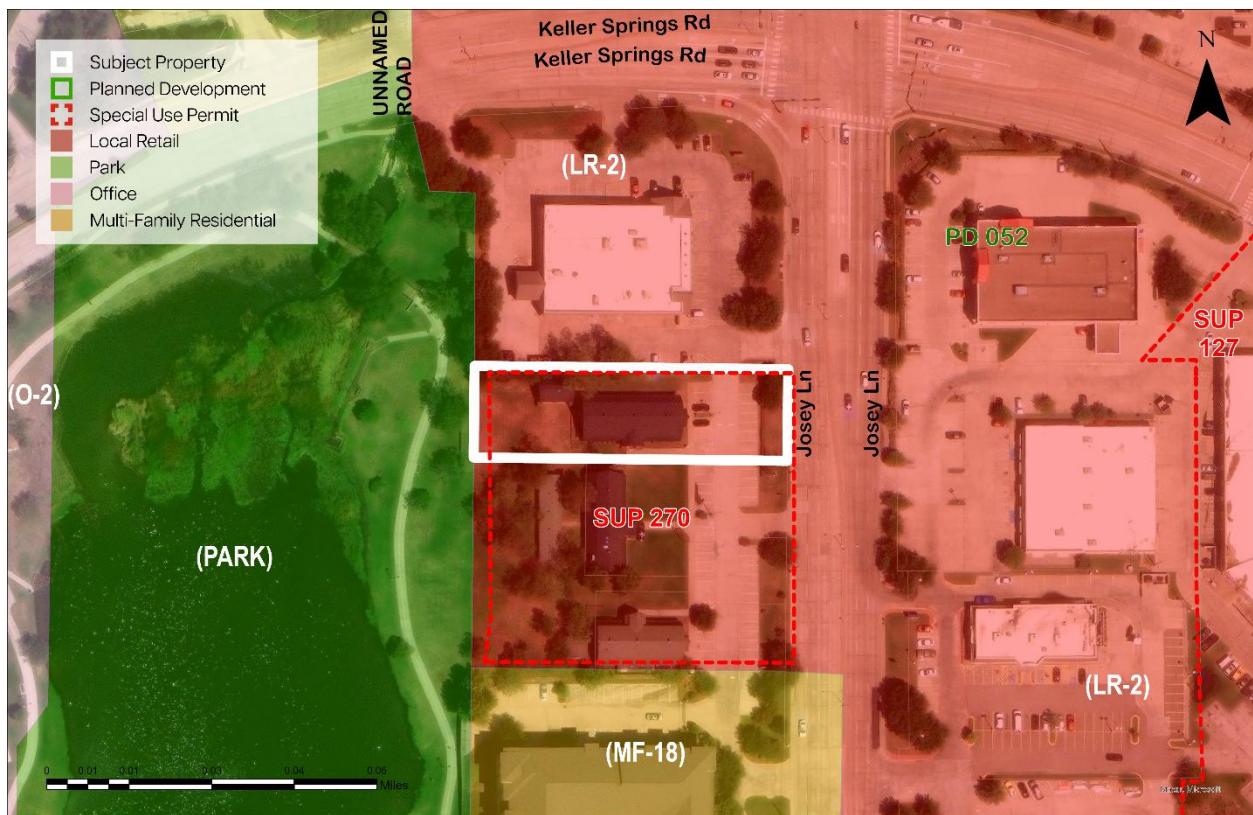


EXHIBIT B
CONCEPTUAL SITE PLAN

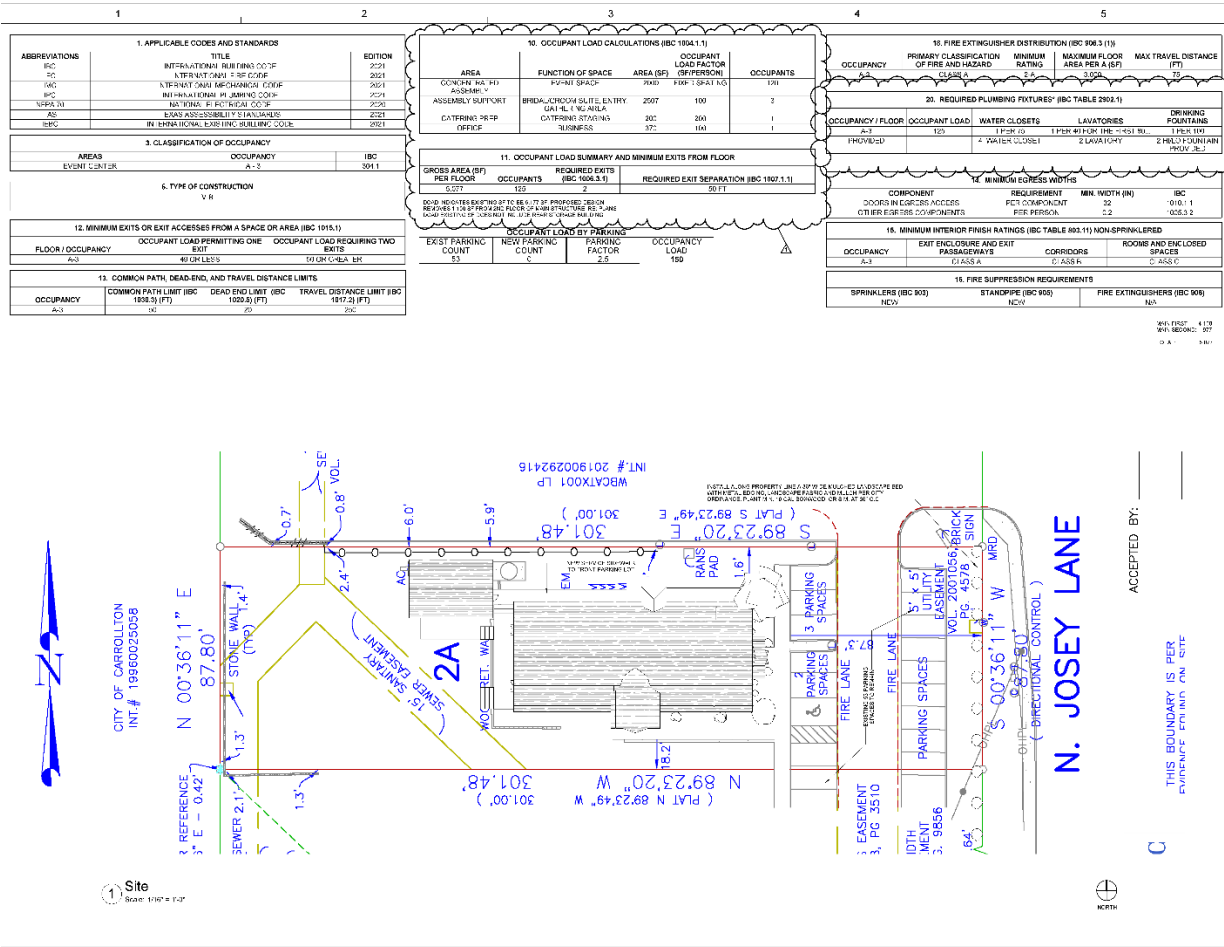


EXHIBIT C **CONCEPTUAL FLOOR PLAN**

