

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 12/05/2023

SPECIAL USE PERMIT NO. 495
DEVELOPMENT NAME: DALLAS
BILLIARDS AND ACADEMY

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 495 PROVIDING FOR ALL OTHER AMUSEMENT & RECREATION USES & ACTIVITIES IN AN APPROXIMATELY 3,200 SQUARE-FOOT SUITE ZONED (FWY) FREEWAY DISTRICT AND LOCATED AT 2630 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 Second day of November 2023, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2023-101); 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 Fifth day of December 2023, 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 495 is hereby established for a certain approximately 3,200 square-foot suite located at 2630 Old Denton Road, and being more specifically described and depicted on Exhibit A, providing for the following:

I. Permitted Use

All Other Amusement & Recreation Uses & Activities (Billiard 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 Exhibits B, C and D, Conceptual Landscape Plan, Conceptual Site Plan, and Conceptual Building Elevations, respectively, provided however, that:
 - a. The business operation shall be limited to 12:00 p.m. to 11:00 p.m. daily.
 - b. The business is limited to approximately 3,200 square feet.
 - c. The game room shall be under the care and attention of an attendant during the hours in which it is in operation.
 - d. No alcohol shall be sold, served, or consumed on the premises.
 - e. The occupant load shall be calculated at 1 occupant per 50 square feet net floor area.
 - f. The required parking shall be provided at 1 parking space per 200 square feet of activity area.
2. In the event there is any inconsistency between the text of this ordinance and any applicant exhibit, the text of this ordinance shall control.

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 Fifth day of December 2023.

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

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION
LOT 1, BLOCK A HIBERNIA ADDITION

GENERAL DEPICTION
2630 OLD DENTON ROAD





EXHIBIT C
CONCEPTUAL SITE PLAN

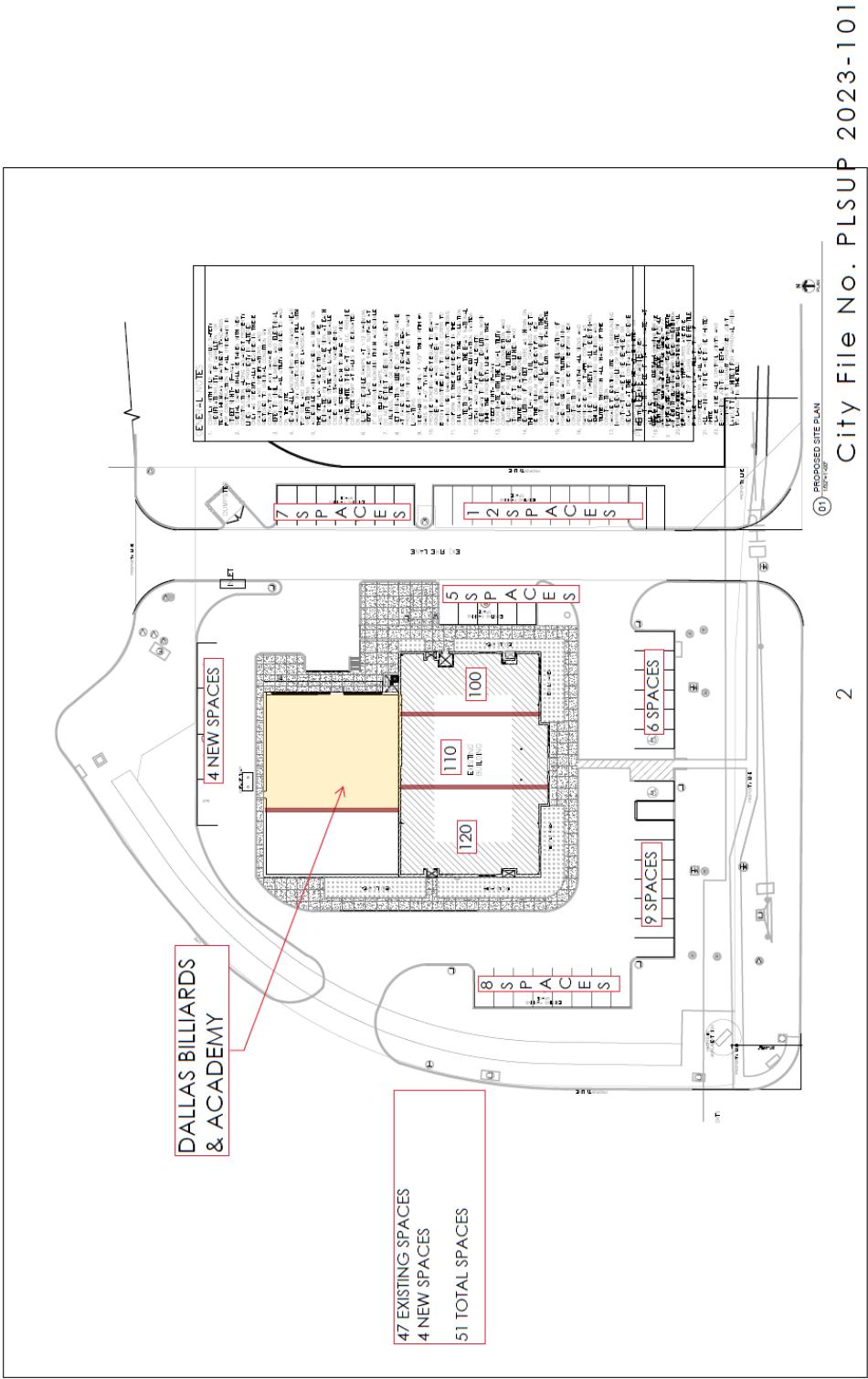


EXHIBIT D
CONCEPTUAL BUILDING ELEVATIONS



City File No. PLSUP 2023-101