

PLANNING DEPARTMENT
City of Carrollton
Date: 07/08/2025

DEVELOPMENT NAME:
The Harcourt (Future Land Use Map Amendment)

RESOLUTION NUMBER _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING THE COMPREHENSIVE PLAN ADOPTED BY RESOLUTION NUMBER 2672 ON FEBRUARY 18, 2003, TO CHANGE THE LAND USE DESIGNATION FOR AN APPROXIMATELY 27.3-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF PARKER ROAD AND JOSEY LANE FROM MEDIUM INTENSITY OFFICE AND LOW INTENSITY RETAIL TO MULTI-FAMILY RESIDENTIAL AND MEDIUM INTENSITY RETAIL/COMMERCIAL; AMENDING ACCORDINGLY THE FUTURE LAND USE MAP; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION.

WHEREAS, the Planning & Zoning Commission reviewed and studied an amendment to the Comprehensive Plan (Case No. PLMA 2025-073) adopted by the City of Carrollton (“City”); and

WHEREAS, the Planning & Zoning Commission conducted a public hearing on the Fifth day of June, 2025 and after all persons were given an opportunity to present testimony, considered and recommended the following change regarding an appropriate future land use; and

WHEREAS, the City Council conducted a public hearing on the Eighth day of July, 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the amendment is in accordance with the goals, objectives and policies of the Comprehensive Plan, adopted by Resolution Number 2672 on February 18, 2003, as amended; and

WHEREAS, the City Council has concluded that the amendment to the Plan is in the best interest of the city and is for the purpose of protecting the health, safety, and general welfare of the city and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY 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 Resolution as if copied in their entirety.

Section 2.

The 2003 Comprehensive Plan is hereby amended for an approximately 27.3-acre tract of land located at the southwest corner of Parker Road and Josey Lane, previously designated Medium Intensity Office and Low Intensity Retail land uses, on the attached Exhibit A, and thereby changing the land use designation, of said tract to Multi-Family Residential and Medium Intensity Retail/Commercial land use, as identified on Exhibit B. This amendment, collectively with all other existing Comprehensive Plan provisions will constitute the Comprehensive Plan for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management on such property.

Section 3.

An amendment to the Future Land Use Map of the City's Comprehensive Plan for said tract, which amendment is attached hereto as Exhibit B and incorporated herein for all purposes, is hereby adopted by the City Council.

Section 4.

Save and except as amended herein, the Comprehensive Plan adopted on February 18, 2003, by Resolution Number 2672, as amended, shall remain in full force and effect.

Section 5.

The provisions of this Resolution are severable. If any section, sub-section, paragraph, clause, phrase or provision of this Resolution or its application to any person or circumstance shall be adjudged or held invalid, that invalidity shall not affect the provisions that can be given effect without the invalid provision or application.

Section 6.

This Resolution shall become and be effective on and after its adoption.

PASSED AND APPROVED this the Eighth day of July, 2025.

CITY OF CARROLLTON

ATTEST: By: Steve Babick, Mayor

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Loren Shapiro, AICP
Planning Manager

EXHIBIT A



EXHIBIT B

