

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 11/07/2023

PLANNED DEVELOPMENT NO. 130
DEVELOPMENT NAME: DOG GROOMING

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NUMBER 1845 TO REVISE THE PROVISIONS OF PLANNED DEVELOPMENT NUMBER 130 FOR TRACT 4 FOR THE (LR-1) LOCAL RETAIL DISTRICT TO ALLOW PET DAY CARE FOR GROOMING LOCATED AT 1060 WEST FRANKFORD ROAD, SUITE 103, TO MODIFY CONCEPTUAL PLANS, AND TO REVISE DEVELOPMENT STANDARDS; 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 Fifth day of October 2023, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZPD 2023-088); 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 Seventh day of November 2023, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 2.413-acre tract; 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 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.

Planned Development Number 130, as established by Ordinance 1845 on November 3, 1992, is hereby amended for a certain approximately 2.413-acre tract of land (Tract 4) located at 1060 West Frankford Road, as more specifically described and generally depicted on attached Exhibit A and to provide for the following:

I. Permitted Uses

TRACT 4:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-1) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-1) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-1) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Use

Pet Day Care for Grooming in Suite 103 and shown on Exhibit B

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, and Ordinance Number 1845 of PD-130, shall remain in full force and effect.

Section 7.

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 8.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Seventh day of November 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 AND GENERAL DEPICTION
TRACT 4

LEGAL DESCRIPTION

OLD DENTON PARK NORTH
LOT TRACT 1A

GENERAL DEPICTION

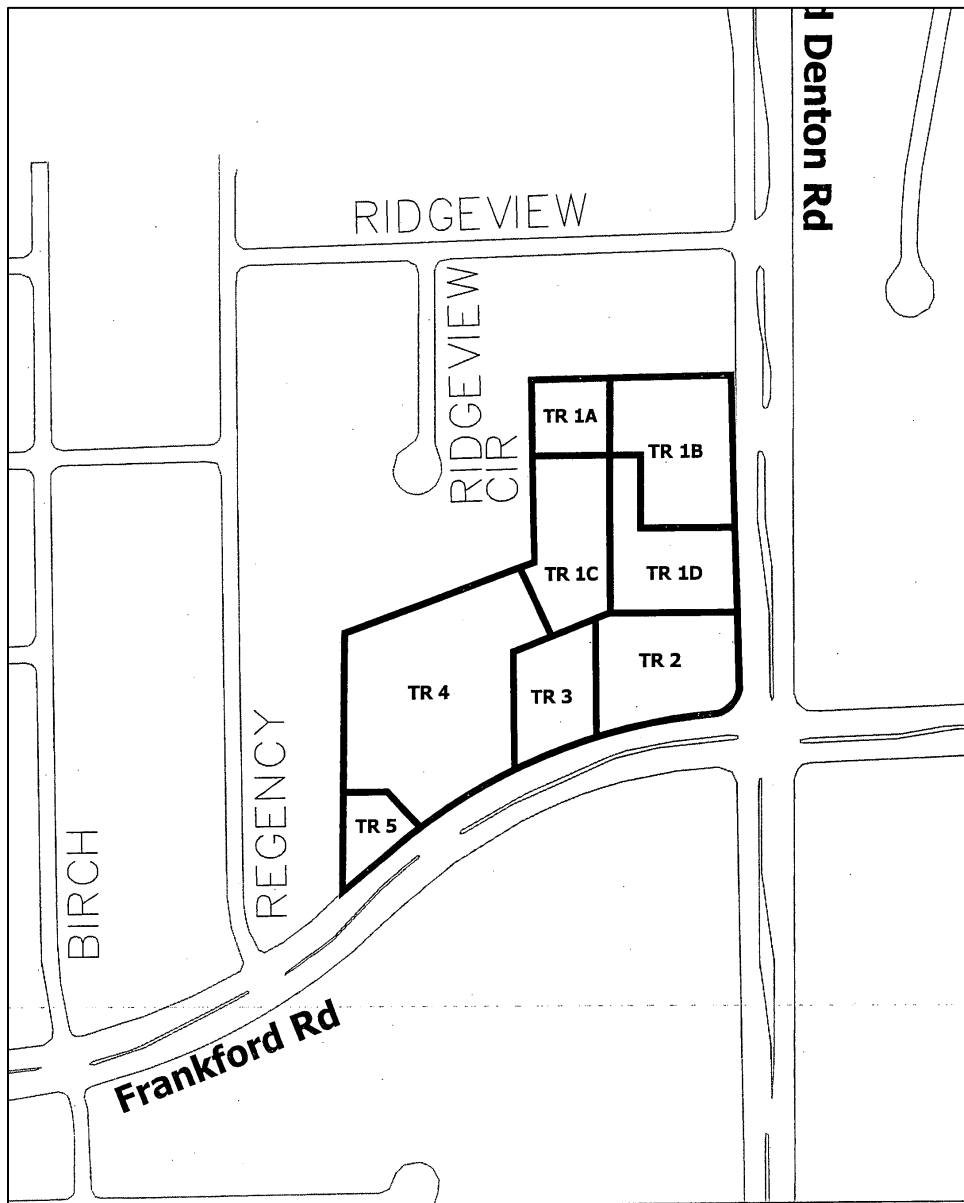


EXHIBIT B

TRACT 4

1060 West Frankford Road, Suite 103

