

PLANNING
City of Carrollton

SPECIAL USE PERMIT NO. 443
Development Name: Garages of Texas

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 443 PROVIDING FOR A PERSONAL VEHICLE STORAGE/GARAGE CONDOMINIUM UPON PROPERTY LOCATED AT 4325 MARSH RIDGE ROAD (LOT 1R, BLOCK A, HIGH COUNTRY BUSINESS PARK, PHASE 11); AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR PENALTY, REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Second day of March, 2017, the Planning & Zoning Commission considered and made recommendation on a request regarding a Special Use Permit (Case No. 03-17SUP2);

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, 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 443 is hereby established for a certain approximately 2.546-acre tract of land located at 4325 Marsh Ridge Road (Lot 1R, Block A, High Country Business Park) as more specifically described on the attached Exhibit A and generally located on the location map attached hereto as Exhibit B, providing for a change in zoning to the following use:

Personal vehicle storage/garage condominium

Section 3.

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

1. Development shall be in accordance with the Conceptual Site Plan, Exhibit C; Conceptual Landscape Plan, Exhibit D; and Conceptual Building Elevations, Exhibit E; and in accordance with the following special conditions, restrictions, and regulations:
 - a. No outside storage is allowed.
 - b. Definition:
Personal storage/garage condominium: A structure used solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be defined as a “condominium” as set forth in the Texas Property Code State Statute 82.003(a)(8), as amended and subject to a declaration of condominium that complies with Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.
 - c. Storage units shall not be used or intended to be used for any residential purposes, including any use as a dwelling.
 - d. All improvements or modifications to individual units shall require a permit from the city.
 - e. Driveways
 - 1) Driveways (not designated fire lanes) shall be 24-feet wide.
 - 2) All driveways shall be marked “Drive Lane No Parking”.
 - f. Parking:
 - 1) The required parking ratio shall be calculated based on one (1) space per 2,000 square feet of building area.
 - 2) Parking spaces in front of any garage unit shall be prohibited and shall not satisfy required parking space ratio.
 - g. Roof top units shall be completely screened on all sides of the building by a screen at least as tall as the tallest unit. The materials used to screen the equipment shall be similar in appearance to the façade of the building and integrated into the design of the building.

Section 4.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 5.

Any person, firm or corporation 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 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.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.

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 9.

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

PASSED AND APPROVED this the Fourth day of April, 2017.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro, AICP
Chief Planner

EXHIBIT A
Legal Description

4325 Marsh Ridge Road

HIGH COUNTRY BUSINESS PARK, PHASE 11
LOT 1R, BLOCK A

EXHIBIT B
Location Map

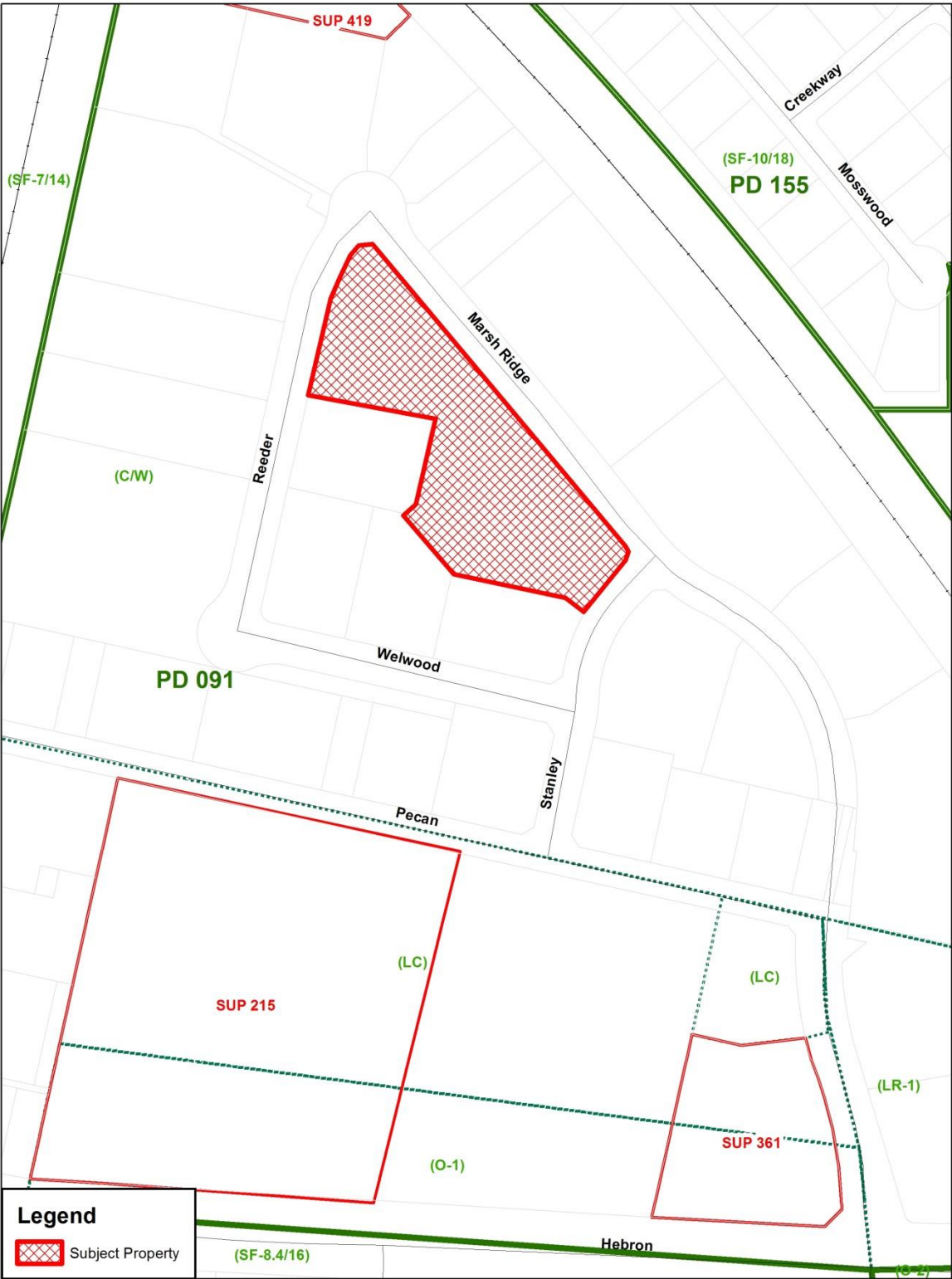


EXHIBIT C

Conceptual Site Plan

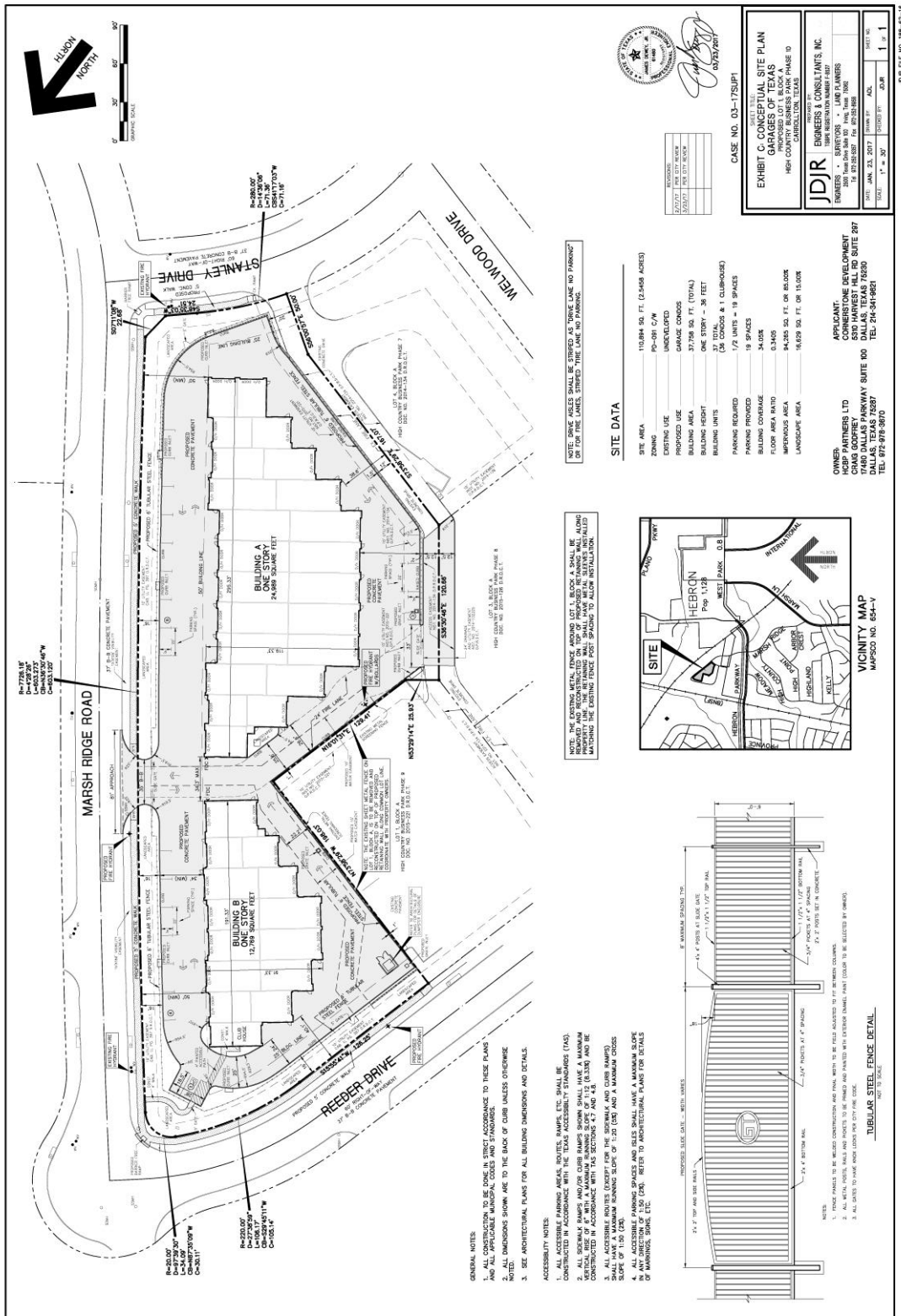


EXHIBIT D

Conceptual Landscape Plan

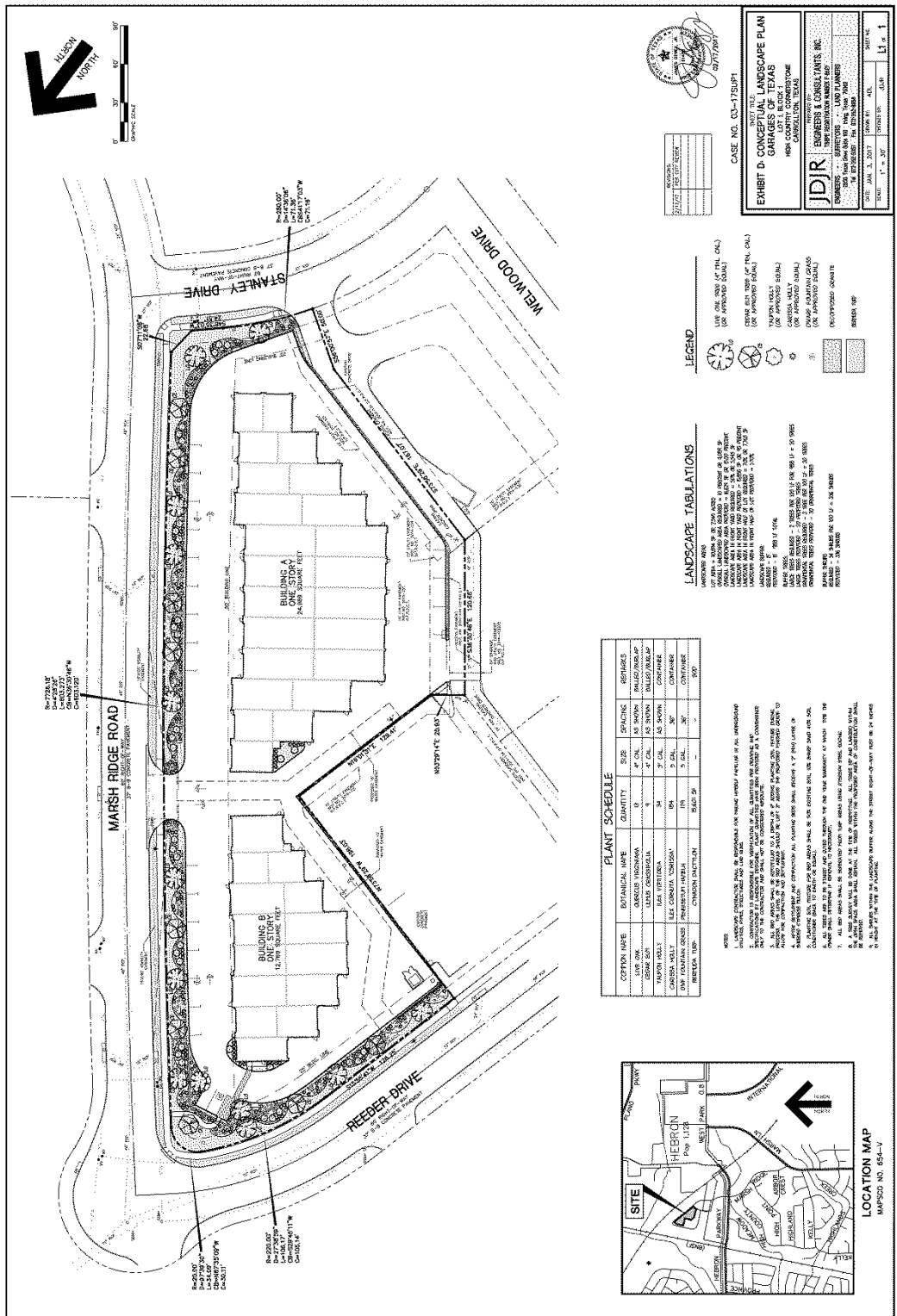


EXHIBIT E
Conceptual Building Elevation Plan

