

PLANNING DEPARTMENT
City of Carrollton
Date: 04/04/2017

PLANNED DEVELOPMENT NO. 52
Josey Park Estates (Zoning)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 52 AS ESTABLISHED BY ORDINANCE NUMBER 753 ON JANUARY 23, 1978 AND AMENDED BY ORDINANCE NUMBER 1131 ON NOVEMBER 6, 1984 AND ORDINANCE NUMBER 1832 ON SEPTEMBER 15, 1992 AND ORDINANCE NUMBER 1939 ON SEPTEMBER 7, 1993 AND ORDINANCE NUMBER 2780 ON MARCH 4, 2003 FOR LOTS 16-21, BLOCK A OF THE JOSEY PARK ESTATES LOCATED WEST OF CARMEL DRIVE AT THE INTERSECTION OF ST PIERRE DRIVE AND LE MANS DRIVE; PROVIDING FOR MODIFIED DEVELOPMENT STANDARDS UPON SAID PROPERTY; PROVIDING PENALTY, SEVERABILITY, REPEALER 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 and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 02-17Z1);

WHEREAS, this establishment of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, this establishment of zoning will distinguish development standards specially applicable to the unique nature of the approximately 1.53-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 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.

Planned Development Number 52 is hereby amended in its entirety for a certain 1.53-acre tract of land located on Lots 16-21, Block A of the Josey Park Estates located west of Carmel Drive at the intersection of St Pierre Drive and Le Mans Drive, providing for the following:

I. Development Standards

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

1. Planned Development Number 52 is hereby amended for Lots 16-21, Block A of the Josey Park Estates Addition, located west of Carmel Drive, at the intersection of St. Pierre Drive and Le Mans Drive and more specifically described and depicted on the attached Exhibit A, providing for modified development standards.
2. Development shall be in accordance with the Conceptual Site Plans attached hereto and incorporated herein as Exhibits B and C.
3. Development shall be in accordance with the following additional special conditions, restrictions, and regulations:
 - a. The minimum setback from garage door openings measured for the maneuverability of vehicles to the property line for Lots 18-21, Block A shall be twenty-four (24') feet.
 - b. The garage door openings for Lots 16-19, Block A shall not face any public street.
 - c. The minimum setback along St. Pierre Drive for Lot 19, Block A shall be ten (10') feet.
 - d. The minimum front yard setback for Lot 16, Block A shall be fifteen (15') feet.
 - e. The minimum front yard setback for Lots 17 and 18 shall be five (5') feet, without any roof overhang.
 - f. The minimum side yard setback (internal lot or abutting an alley) for a one or two-story structure shall be six (6') feet measured from the property line.
 - g. The minimum side yard setback along the existing access easement for Lot 18, Block A shall be eight (8') feet measured from the property line.
 - h. Access for Lots 18-21, Block A may be provided through an existing twelve (12') foot wide access easement along the east property line of Lot 18, Block A and the west property lines of Lots 19, 20 and 21 Block A.

- i. If a fence is provided along the back yard of the property for Lots 17 and 18, it shall be a metal or wrought-iron ornamental fence.
- j. The minimum lot size shall be 7,500 square feet.
- k. The minimum dwelling size shall be 1,800 square feet.

SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning 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 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
Chief Planner

EXHIBIT A





