

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 06/09/2020

PLANNED DEVELOPMENT NO. 167  
DEVELOPMENT NAME: SONOMA HOUSE  
OFFICE BUILDING

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE 3605, PLANNED DEVELOPMENT NUMBER 167, PROVIDING FOR (0-1) OFFICE DISTRICT, ADDITIONAL USES AND MODIFIED DEVELOPMENT STANDARDS ON A CERTAIN APPROXIMATELY 10-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF HEBRON PARKWAY AND FURNEAUX LANE; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Seventh day of May 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for amending a Planned Development District (Case No. PLZ 2020-4X1);

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

**WHEREAS**, the City Council conducted a public hearing on the Ninth day of June 2020, 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 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.

The regulations of Ordinance 3605 approved March 18, 2014, for Planned Development Number 167 are hereby amended for a certain approximately 10-acre tract of land, located at the southeast corner of Hebron Parkway and Furneaux Lane for the following uses:

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-1) Office 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 (O-1) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 3 of this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-1) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) 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.

Section 3.

Additional Uses

The following additional uses shall be permitted by right (codes are from the North American Industry Classification System, 2007 edition) for TRACT A:

- a. Nursing Care Facilities (NAICS Code 6231)
- b. Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly (NAICS Code 6233)

Section 4.  
Special Development Standards

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

**TRACT A**

If developed as a nursing care facility or continuing care retirement community and assisted living facility for the elderly, development shall be in accordance with the Conceptual Site and Landscaping Plan and Conceptual Building Elevations attached herein as Exhibits B and C, respectively.

Section 5.

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

Section 6.

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 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.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 10.

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

PASSED AND APPROVED this the Ninth day of June 2020.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

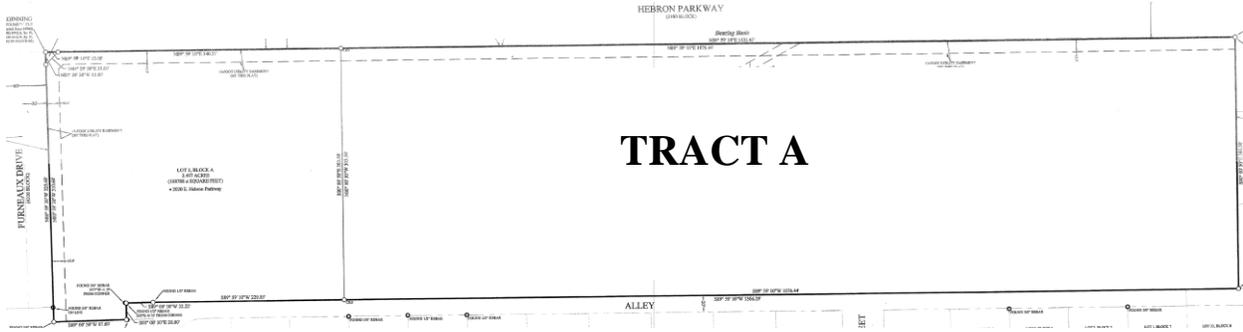
\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

\_\_\_\_\_  
Michael McCauley  
Senior Planner

**EXHIBIT A**  
**Legal Description**

Lots 1 and 2  
High Country No. 5  
and including the south ½ of Hebron Parkway and east ½ of Furneaux Creek Drive

# TRACT MAP







**EXHIBIT C**  
Conceptual Elevations (Residence Buildings)



