

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 12/02/2025

SPECIAL USE PERMIT NO. 413
DEVELOPMENT NAME: TRINITY
MILLS OR EXPANSION

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE AND REPLACE SPECIAL USE PERMIT NUMBER 413 AND THEREBY REPEAL AND REPLACE ORDINANCE NUMBER 4137 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT 413 TO PROVIDE FOR A GENERAL MEDICAL & SURGICAL HOSPITAL AND NURSING CARE FACILITY ON AN APPROXIMATELY 5.426-ACRE LOCATED AT 1401 EAST TRINITY MILLS ROAD; TO MODIFY CONCEPTUAL PLANS AND REVISE DEVELOPMENT STANDARDS TO ALLOW THE EXPANSION OF THE BUILDING FOOTPRINT; 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 Sixth day of November 2025, the Planning & Zoning Commission considered and made recommendations on a certain request for amending a Special Use Permit (Case No. PLSUP 2025-171); 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 Second day of December 2025, 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 of the residents of the City.

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 413 is hereby established for a certain approximately 5.426-acre tract, located at 1401 E. Trinity Mills Road, which is described and generally depicted on Exhibit A, providing for the following:

I. Permitted Uses

General Medical and Surgical Hospital
and Nursing Care Facility

II. Special Development Standards

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

1. Development shall be in accordance with the conceptual site plan, conceptual landscape plan, and conceptual elevations attached hereto as Exhibits B, C, and D respectively, provided however that:
 - a. The nursing care facility shall be limited to 16 patients.
 - b. The previously approved MRI building expansion is removed from the conceptual plans and shall require an amendment to the SUP should a major change to the building be requested.
2. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

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.

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 Second day of December 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

LEGAL DESCRIPTION

Raiford Addition, Phase 2

Block A, Lot 3

GENERAL DEPICTION



EXHIBIT B
Conceptual Site Plan

[illegible]

EXHIBIT D (1 of 3)
Conceptual Elevations

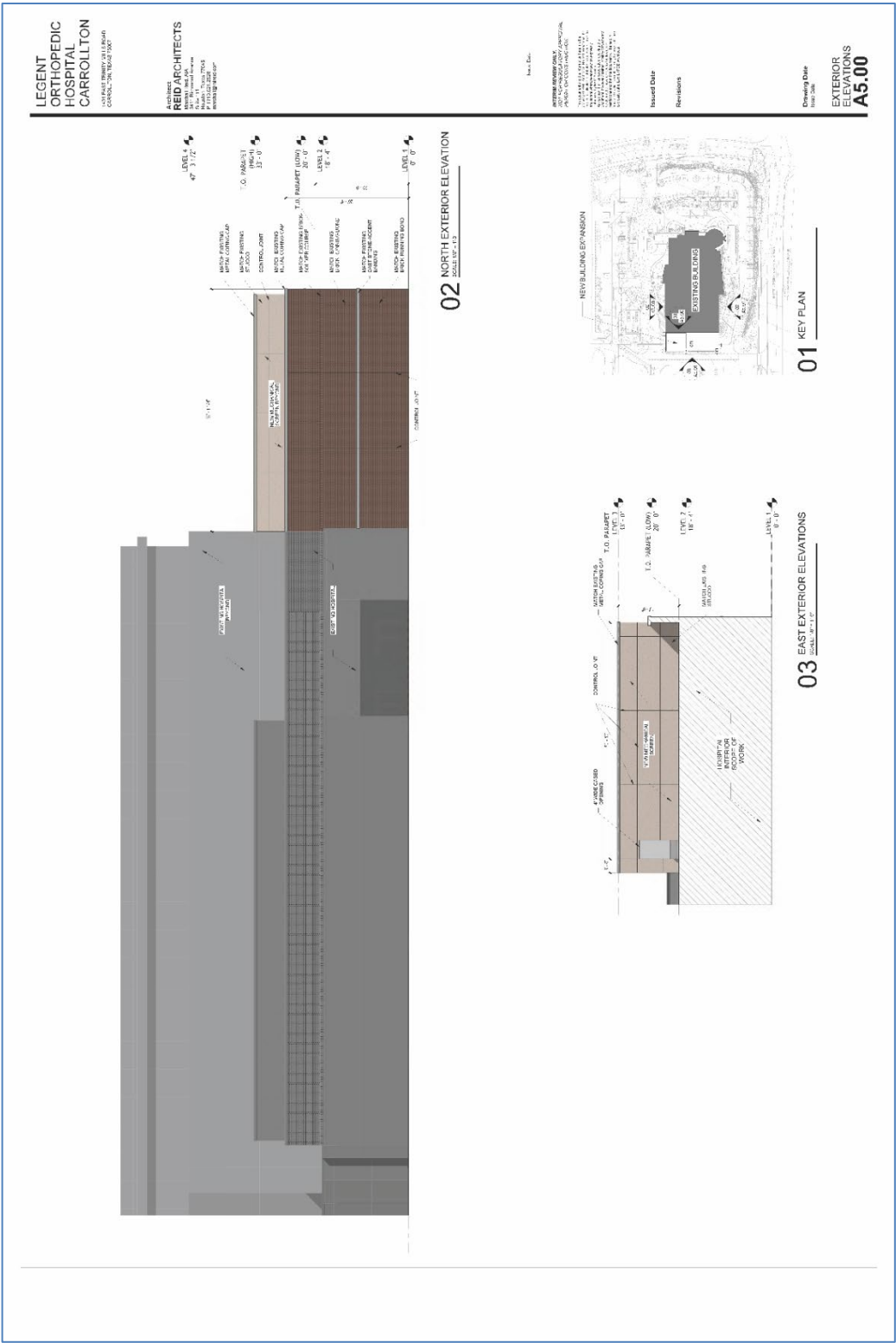


EXHIBIT D (2 of 3)
Conceptual Elevations

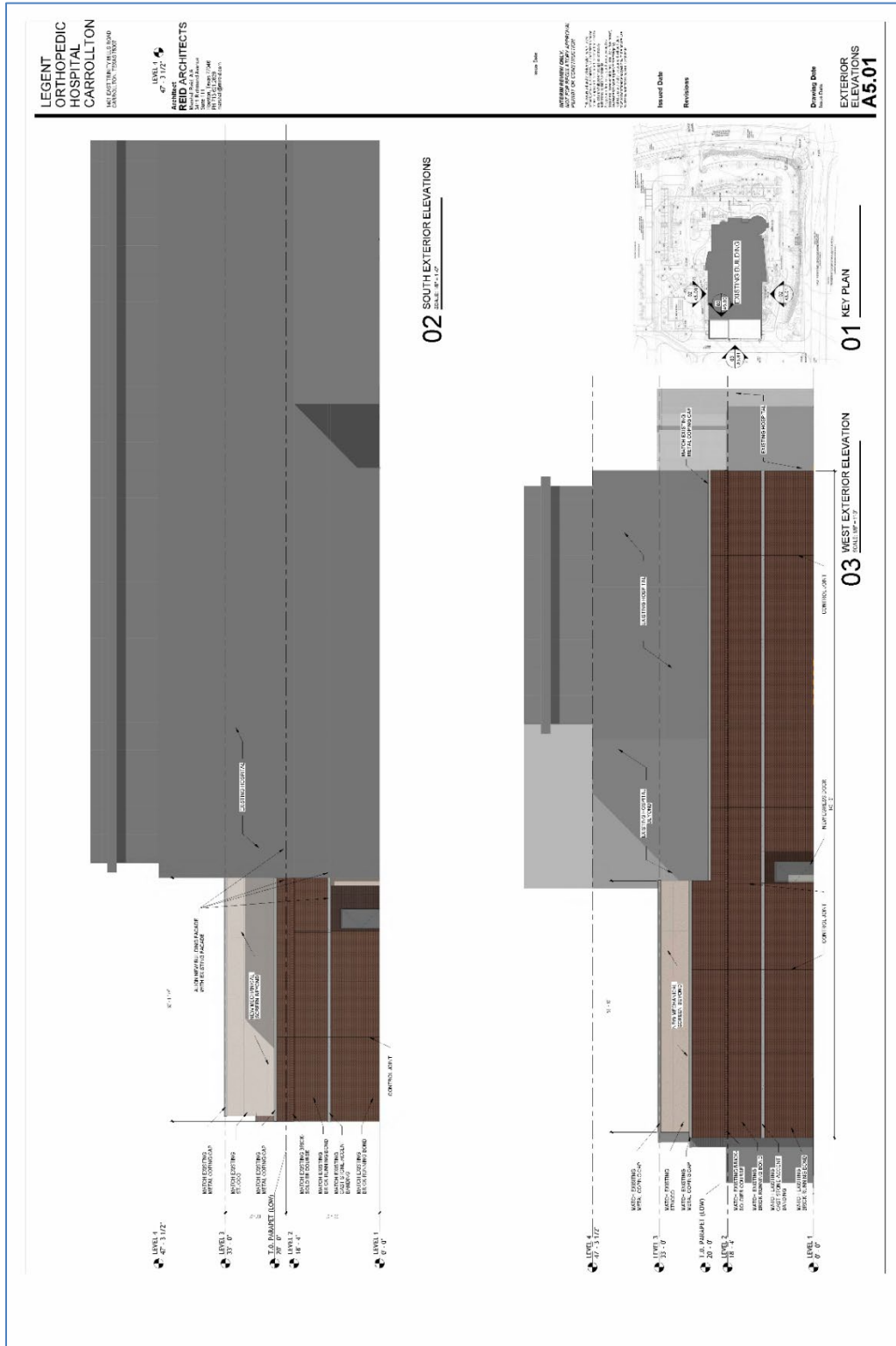


EXHIBIT D (3 of 3) Conceptual Elevations

