PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 12/06/2022

SPECIAL USE PERMIT NO. 490
DEVELOPMENT NAME: Texas Collision Centers

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 490 PROVIDING FOR AUTOMOBILE PAINT AND BODY SHOP ON AN APPROXIMATELY 1.62-ACRE TRACT ZONED (FWY) FREEWAY DISTRICT AND LOCATED AT 1875 NORTH IH-35E AND ON THE NORTHWEST CORNER OF IH-35E AND BOOTH DRIVE; 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 October 2022, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2022-142);

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 Sixth day of December 2022, 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 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 490 is hereby established for a certain property located at 1875 North IH-35E (Rig Properties Addition, Lot 1R) and on the northwest corner of IH-35E and Booth Drive, which is situated upon an approximately 1.62-acre tract, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Automobile Paint and Body Shop

II. Special Development Standards

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

1. Development shall be accordance with the Conceptual Site Plan, Conceptual Landscape Plan and Conceptual Building Elevations as shown on Exhibits B, C, and D.
2. Stored damaged or serviced vehicles shall be located in the enclosed fenced area on the west side of the building only.
3. All repairs shall occur inside of the building.
4. All roof top equipment shall be screened.
5. All signs depicted on the concept plans are for exhibition only. All signs shall be in accordance with the Sign Ordinance.

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 Sixth day of December 2022.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

_____
Chloe Sawatzky
City Secretary

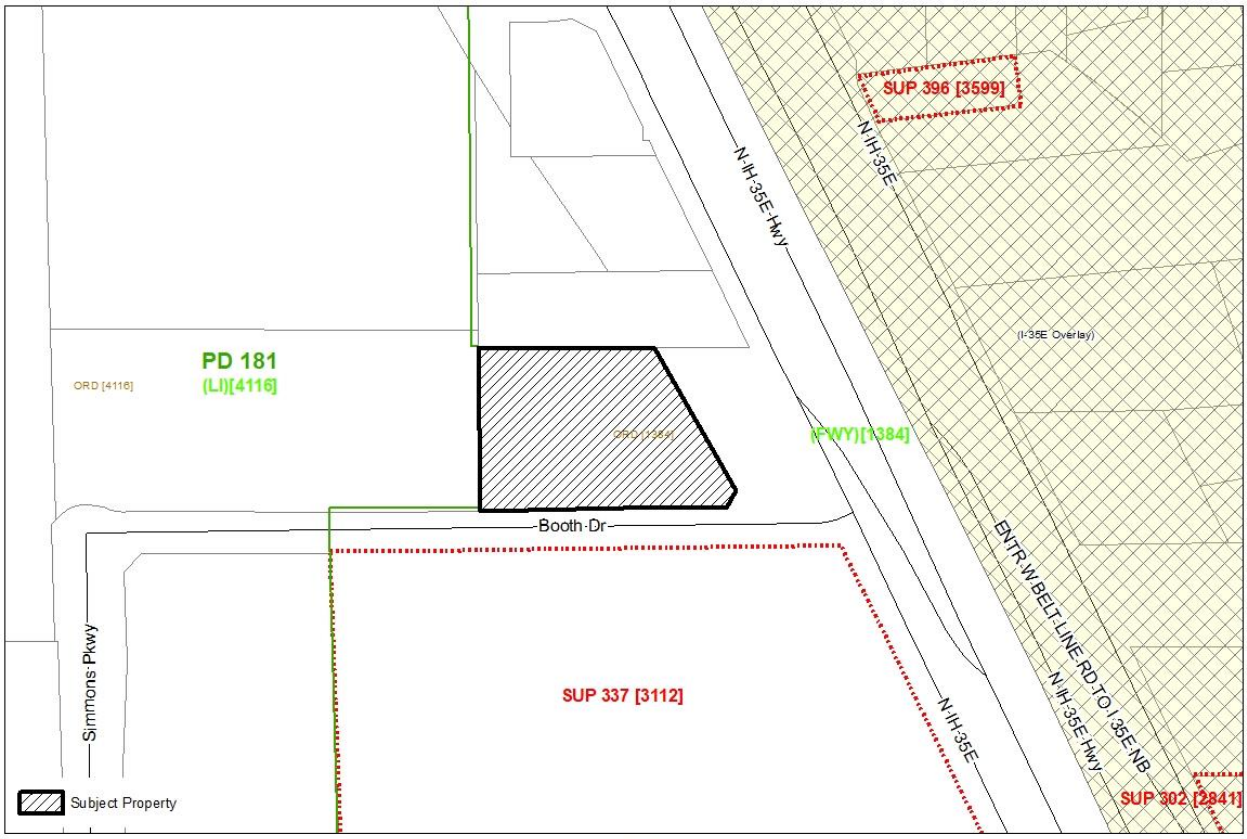
APPROVED AS TO FORM:

_____
Albert Thomas
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Loren Shapiro, AICP
Planning Manager

EXHIBIT A
GENERAL DEPICTION



CARROLLTON
TEXAS

EXHBIT B

CONCEPTUAL SITE PLAN

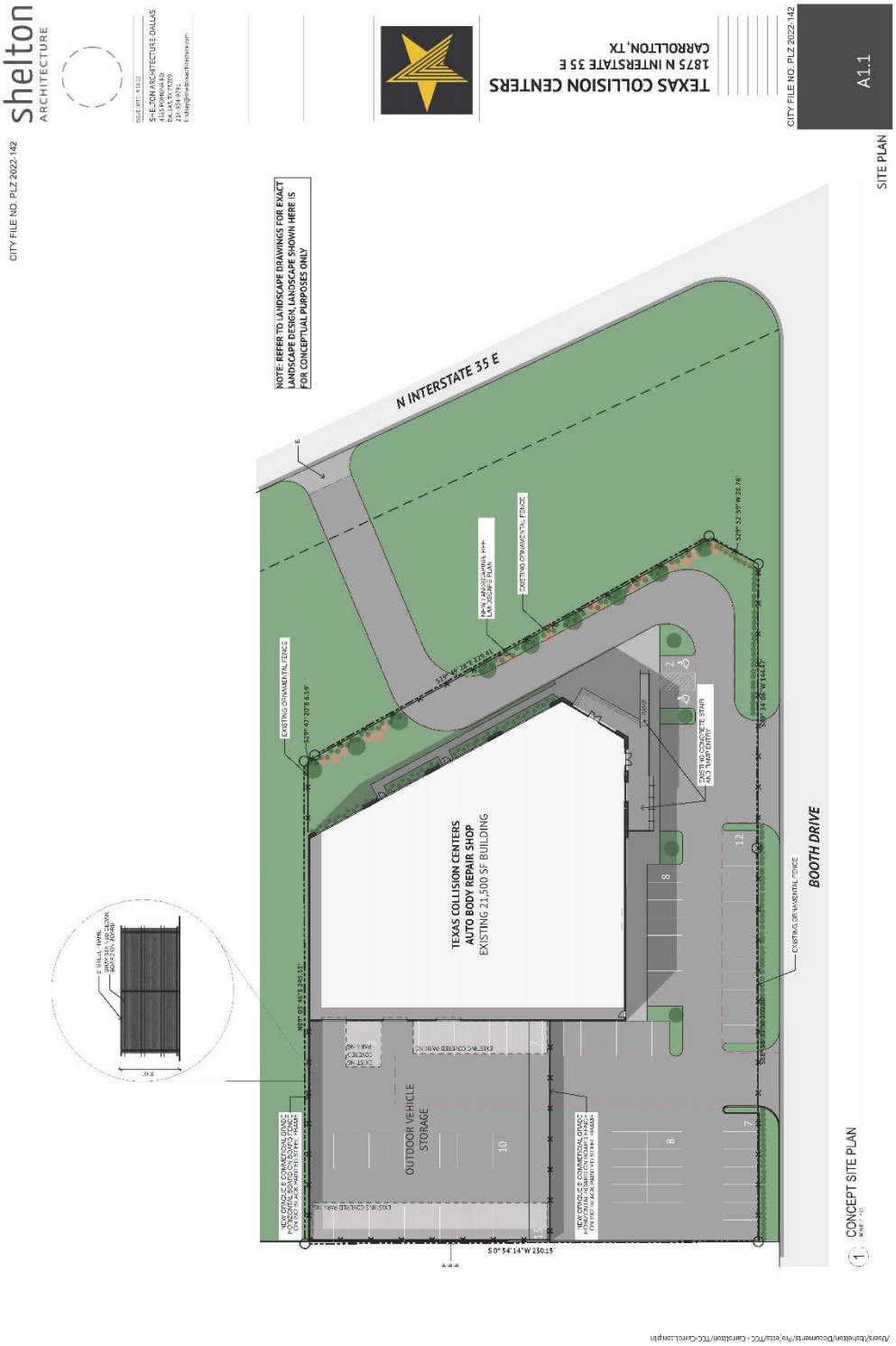


EXHIBIT C
CONCEPTUAL LANDSCAPE PLAN

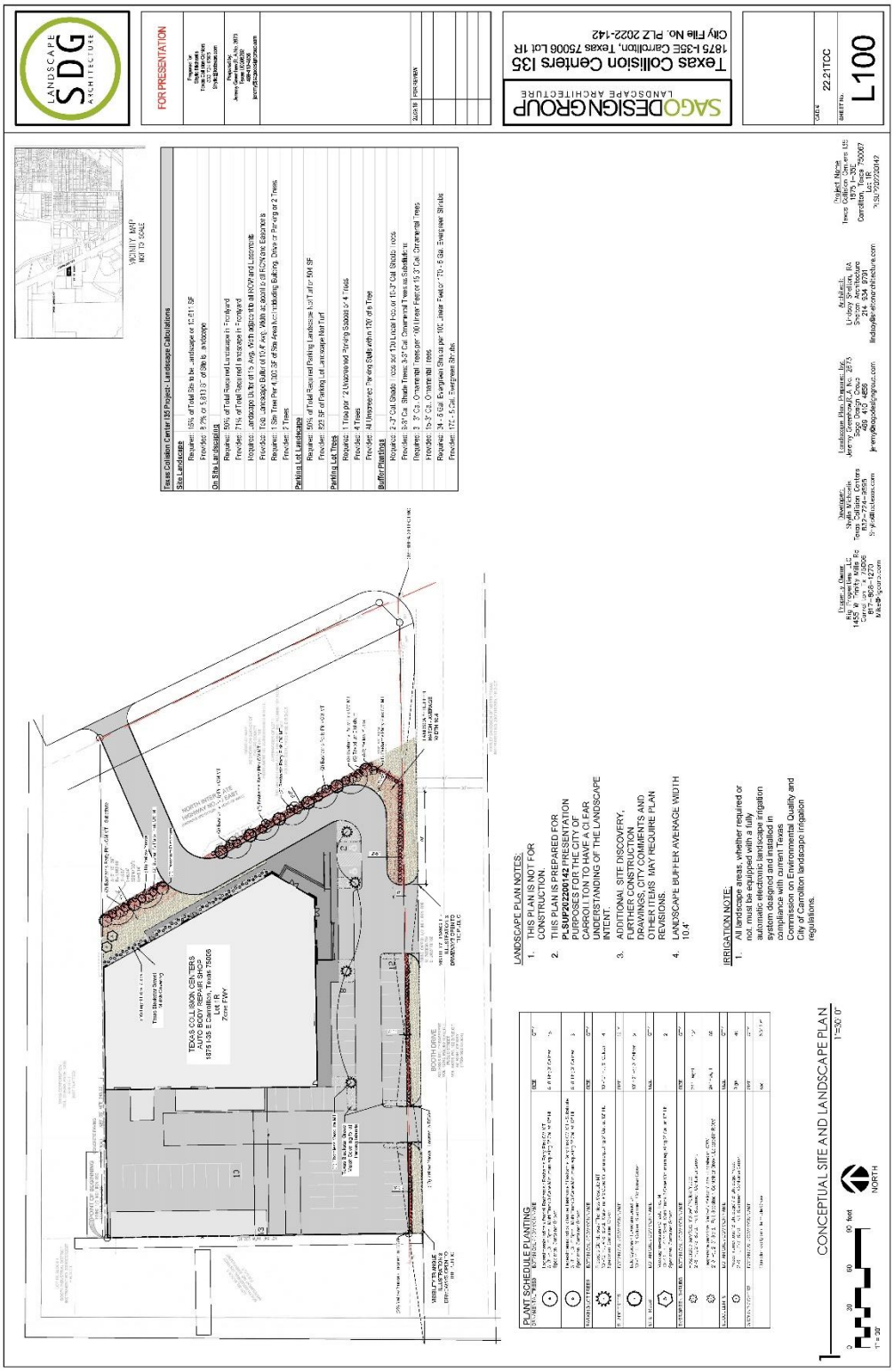


EXHIBIT D
CONCEPTUAL BUILDING ELEVATIONS

CITY FILE NO. PLZ 2022-142

shelton ARCHITECTURE

SHELTON ARCHITECTURE | DALLAS
4325 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com

9/19/2022

CONCEPTUAL RENDERING
VIEW FROM N I-35E | LOOKING NW

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX

CITY FILE NO. PLZ 2022-142

shelton ARCHITECTURE

SHELTON ARCHITECTURE | DALLAS
4325 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com

9/19/2022

CONCEPTUAL RENDERING
AERIAL VIEW | LOOKING NW

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX

EXHIBIT D
CONCEPTUAL BUILDING ELEVATIONS

CITY FILE NO. PLZ 2022-142

shelton ARCHITECTURE

SHELTON ARCHITECTURE | DALLAS
4525 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com

9/19/2022

CONCEPTUAL RENDERING
VIEW FROM BOOTH DR | LOOKING NORTH

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX

CITY FILE NO. PLZ 2022-142

shelton ARCHITECTURE

SHELTON ARCHITECTURE | DALLAS
4525 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com

9/19/2022

CONCEPTUAL RENDERING
VIEW FROM N I-35 E | LOOKING SW

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX

EXHIBIT D
CONCEPTUAL BUILDING ELEVATIONS

CITY FILE NO. PLZ 2022-142

shelton ARCHITECTURE

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4325 POMONA RD.
DALLAS, TX 75209
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lindsay@sheltonarchitecture.com

9/19/2022

CONCEPTUAL RENDERING
VIEW FROM SE CORNER OF BUILDING | LOOKING N

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX

CITY FILE NO. PLZ 2022-142

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9/19/2022

CONCEPTUAL RENDERING
VIEW TEMPORARY AUTOMOBILE STORAGE

TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX