

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 05/20/25

PLANNED DEVELOPMENT NO. 229
FUJIFILM

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 229 FOR THE (LI) LIGHT INDUSTRIAL DISTRICT ON APPROXIMATELY 1.85-ACRES LOCATED AT 1200 W. JACKSON ROAD TO ALLOW A CANOPY ENCROACHMENT INTO THE FRONT BUILDING SETBACK, TO CREATE DEVELOPMENT STANDARDS, AND TO PROVIDE CONCEPTUAL PLANS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the First day of May 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for establishing a Planned Development District (Case No. PLZ 2025-061); 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 Twentieth day of May 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 1.85-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 229, located on an approximately 1.85-acre tract located at 1200 W. Jackson Road, and generally depicted in Exhibit A, is hereby established to provide for the following:

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LI) Light Industrial 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 (LI) Light Industrial District and the Comprehensive Zoning Ordinance, as amended, and as provided in Section 4 below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LI) Light Industrial District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

Special Development Standards

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

1. The canopies shall be in general conformance with Exhibits B, “Conceptual Canopy Elevations,” and C “Conceptual Site Plan;” provided, however, that:
 - a. The canopies shall be no less than eleven (11) feet from the front property line along Crowley Drive; and
 - b. The southern access gate shall have an Opticom Knox Key.
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 4.

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

Section 5.

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 6.

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

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 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 9.

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

PASSED AND APPROVED this the Twentieth day of May 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
GENERAL DEPICTION

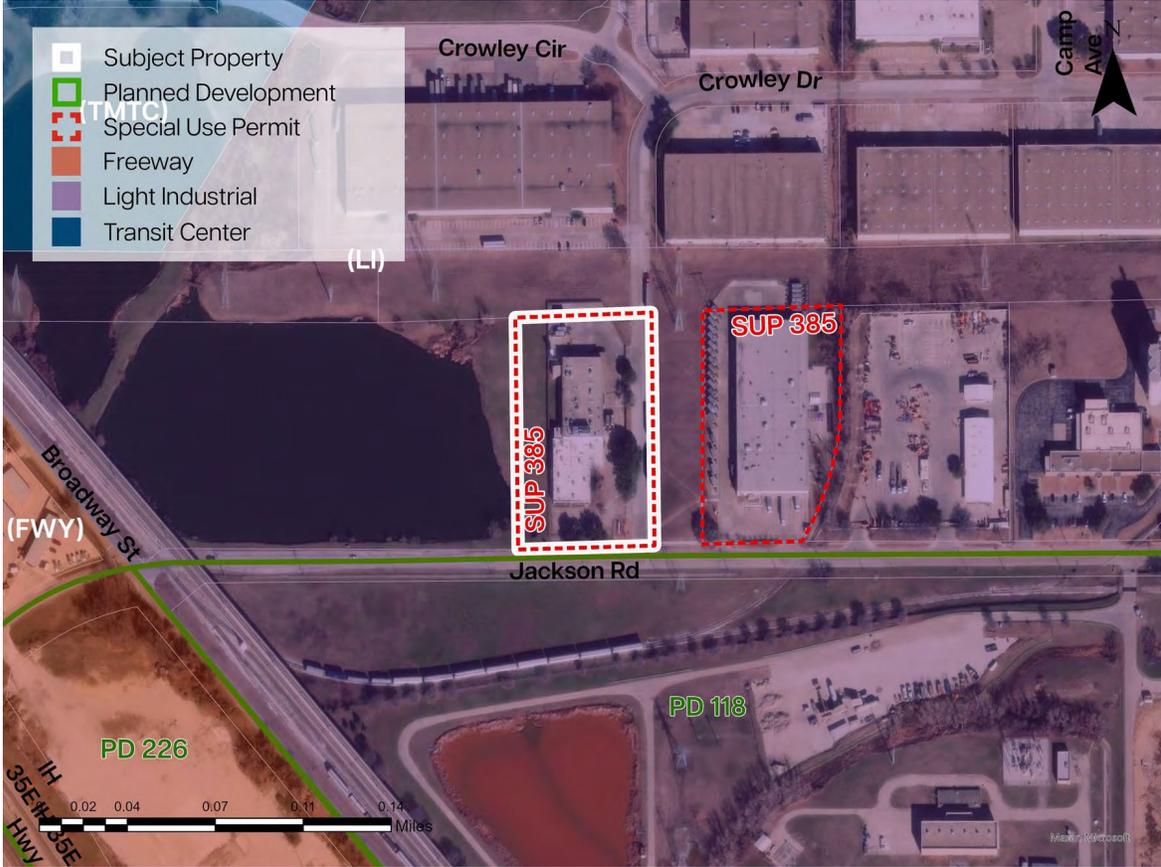


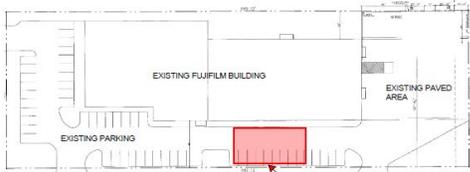
EXHIBIT B CONCEPTUAL CANOPY ELEVATIONS

FUJIFILM



Aerial Photo of the Site

Proposed Vehicle Canopy Location



SITE PLAN

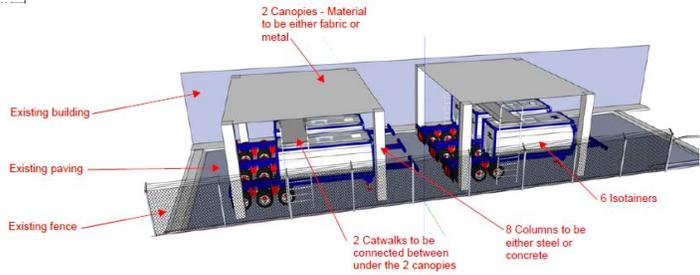
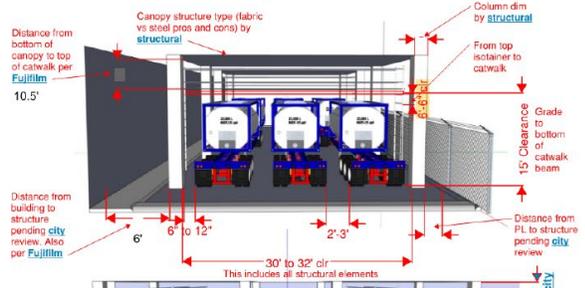
Proposed Vehicle Canopy Location

Proposal:

To provide canopies for the Offload Area for the staff working around the isotainers. The canopies will provide shade for the workers. The catwalks will provide a safer way to access the isotainers.

Project Location:

1200 W Jackson Rd, Carrollton, TX 75006



Concept of Proposal

WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANNING
INTERIOR BUILDING MEASUREMENT

3030 Glen Ave, Suite 220
Dallas, TX 75204
P 4692.9633719

CONFIDENTIAL

