

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 6/09/2026

SPECIAL USE PERMIT NO. 405  
DEVELOPMENT NAME: SELECTIVE AUTO  
SUP-405 AMENDMENT

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 405 AND THEREBY REPEAL AND REPLACE ORDINANCE NUMBER 3873 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT 405 TO ALLOW AUTOMOBILE OR LIGHT LOAD TRUCK SALES (USED), OTHER MOTOR VEHICLE SALES (BOATS AND TRAILERS), AUTOMOBILE OR LIGHT LOAD TRUCK REPAIR GARAGE (ACCESSORY USE), AND AUTOMOBILE PAINT AND BODY SHOP (ACCESSORY USE) AND ALLOWING A CANOPY WITH DEVELOPMENT STANDARDS ON AN APPROXIMATELY 3.17-ACRE LOCATED AT 1010 HUTTON 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 Seventh day of May 2026, the Planning & Zoning Commission considered and made recommendations on a certain request for amending a Special Use Permit (Case No. PLSUP 2026-063); 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 Ninth day of June 2026, 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.

This Ordinance shall amend, restate and replace in its entirety Ordinance Number 3873 to amend Special Use Permit Number 405 established by City of Carrollton for a certain tract located at the southwest corner of Belt Line Road and Hutton Drive and being more specifically described and generally depicted on the attached Exhibit A, providing for the following uses:

Automobile Or Light Load Truck Sales (Used)  
Other Motor Vehicle Sales (Boats And Trailers)  
Automobile Or Light Load Truck Repair Garage (Accessory Use)  
Automobile Paint And Body Shop (Accessory Use)

## Section 3.

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

1. Development shall be accordance with the Conceptual Site Plan and Canopy Elevations, Landscape Plan, and Existing Building Elevations attached, as Exhibits B, C, and D respectively.
2. The loading or unloading of vehicles shall occur on the property only and not within the adjacent street right-of-way.
3. All inventory for sale shall be located underneath the canopy structures as depicted on the conceptual site plan and shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle.
4. In each case, where landscaping other than turf grass or groundcover is located within a public right-of-way, a landscape license agreement shall be executed with the City.
5. All landscaping shall be planted prior to final acceptance of the canopy structures.
6. Fencing and screening wall shall be consistent with existing site facility. An 8-foot tall masonry wall along the west property line and 8-foot tall ornamental metal fence along Hutton Drive and Belt Line Road shall be maintained.
7. No damaged vehicle shall be located between the front face of any building and Hutton Drive, nor shall any damaged vehicle be visible from Belt Line Road.
8. All paint and body work shall occur indoors.
9. Signage shall not be permitted on canopies, per the current sign ordinance.

10. Canopy structure:

- a. Any canopy shall not encroach into the fire lane or easements.
- b. Detached canopy structure:
  - 1.) Minimum front setback:
    - a) Along Hutton Drive: 20 feet;
    - b) Along Belt Line Road: 33 feet.
    - c) Minimum side setback: Zero feet along the west side of the property. In no instance shall the structure overhang over the masonry wall. The roof shall be designed to control runoff and be consistent with city codes.
  - 2.) The height of the canopies to the top of the structure shall be a maximum of 12-feet.
  - 3.) Canopies shall consist of at least three structures of equal width along Hutton Drive and separated by a minimum 10-feet and consistent with city codes.

Section 4.

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

Section 5.

Any person, firm or corporation 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 become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Ninth day of June 2026.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Steve Babick, Mayor

ATTEST:

\_\_\_\_\_  
Chloe Sawatzky  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Joseph Haefner  
Assistant City Attorney III

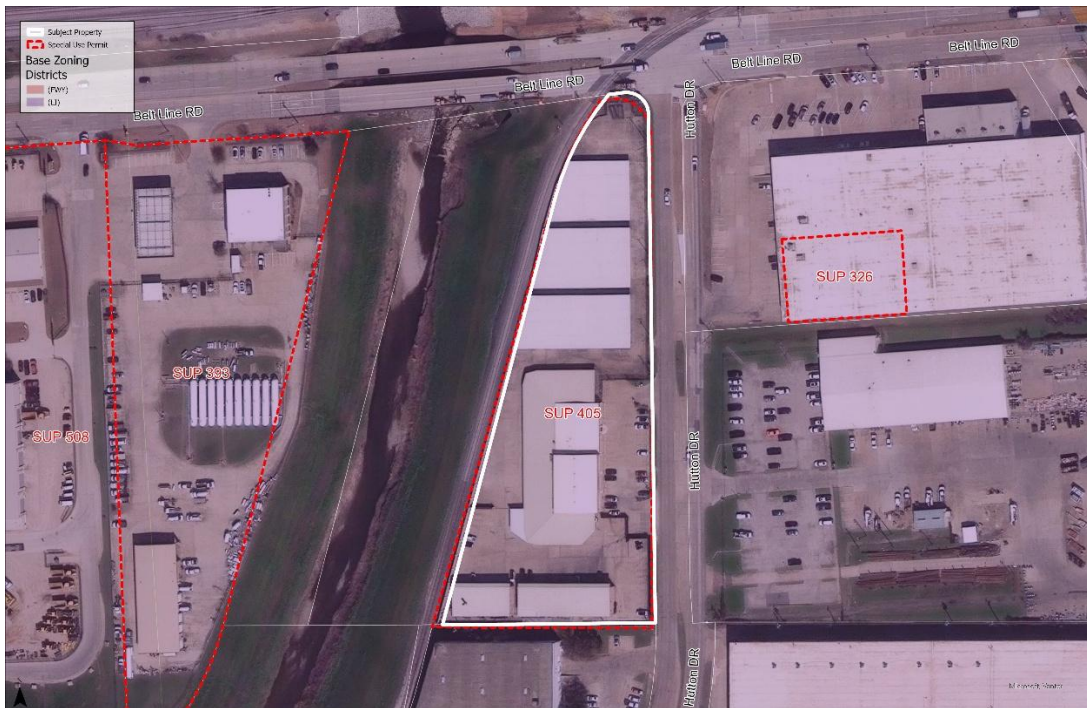
\_\_\_\_\_  
Shad Rhoten, AICP  
Planner

**EXHIBIT A  
LEGAL DESCRIPTION**

**Carrollton Industrial Park, Part 4  
Lot 1, Block 1**

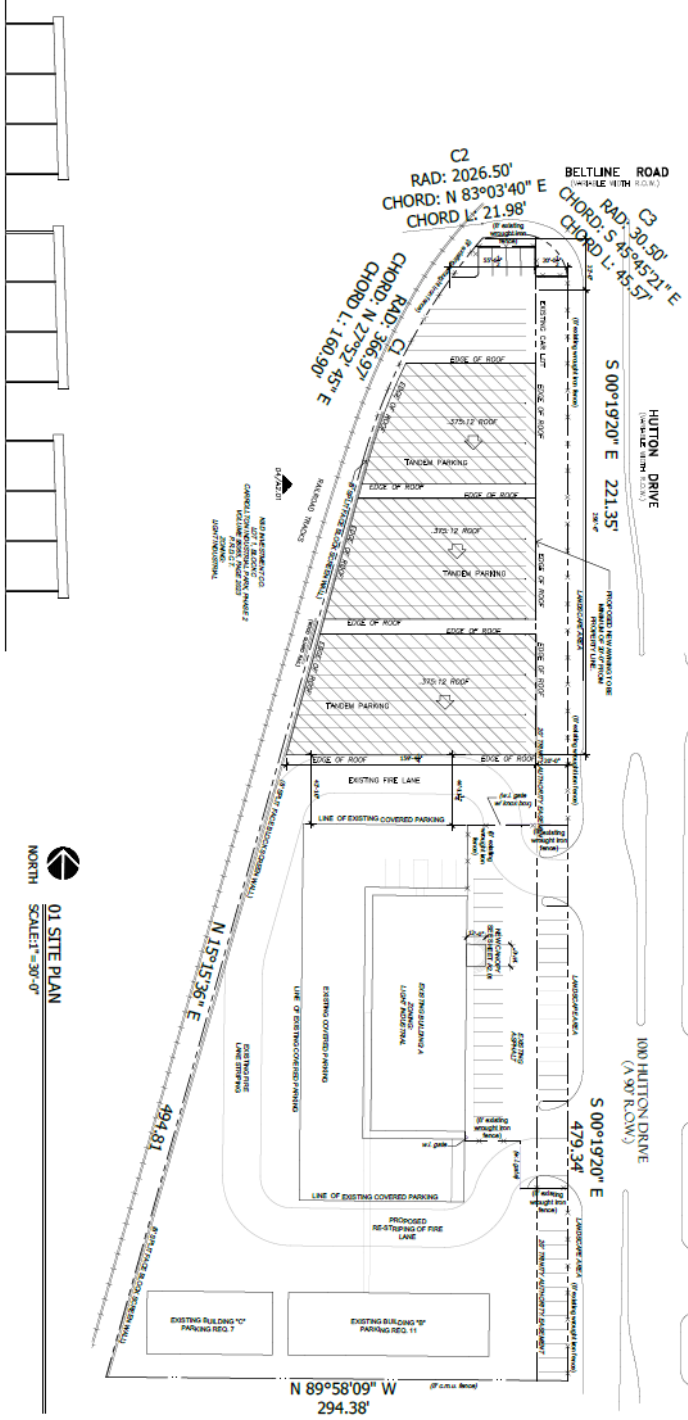
**Carrollton, Denton County, Texas  
Document No. 201600057888**

**GENERAL DEPICTION**

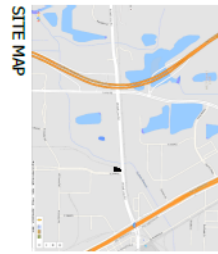


# EXHIBIT B CONCEPTUAL SITE PLAN AND CANOPY ELEVATIONS

02 CONCEPTUAL AWNING ELEVATION FROM HULTON DRIVE  
SCALE: 1/8"=1'-0"



01 SITE PLAN  
SCALE: 1/8"=1'-0"  
NORTH



SITE INFORMATION TABLE	
USE:	A SPECIAL USE PERMIT FOR A USED CAR DEALERSHIP WITH ACCESSORY USES FOR AUTOMOTIVE REPAIR SERVICE OR MAINTENANCE GARAGE AND AUTOMOBILE PAINT AND BODY SHOP
ACREAGE AREA:	3.170 ACRES
TOTAL EXISTING BUILDING AREA, FOR BUILDINGS A	APPROXIMATE 9,000 SQ. FT.
TOTAL EXISTING BUILDING AREA, FOR BUILDINGS A, B & C	APPROXIMATE 17,300 SQ. FT.
COVERED PARKING AREA:	35,350 SQ. FT.
PARKING:	60 SPACES NON-STORAGE 220 SPACES STORAGE 280 SPACES TOTAL ON SITE

CASE NO. PLSUP 2026-063  
PLANS FOR:  
OWNER - KAMI AKHAYESSY  
ADDRESS - 1010 HUTTON DR  
CARROLLTON, TX 75006  
PHONE - (214) 663-8689

**ROSH**  
DESIGN ASSOCIATES  
1010 HUTTON DRIVE  
CARROLLTON, TEXAS 75006  
TEL: 214-663-8689  
WWW.ROSHDESIGN.COM

**CONCEPTUAL SITE PLAN FOR CERTIFIED AUTOPEX**  
1010 HUTTON DR.  
CARROLLTON, TEXAS

COPYRIGHT, ROSE DESIGN & ASSOCIATES, DEC. 2014

1. THIS PLAN IS THE PROPERTY OF ROSE DESIGN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROSE DESIGN & ASSOCIATES, INC.

2. THE USER OF THIS PLAN AGREES TO HOLD ROSE DESIGN & ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

3. THE USER OF THIS PLAN AGREES TO HOLD ROSE DESIGN & ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

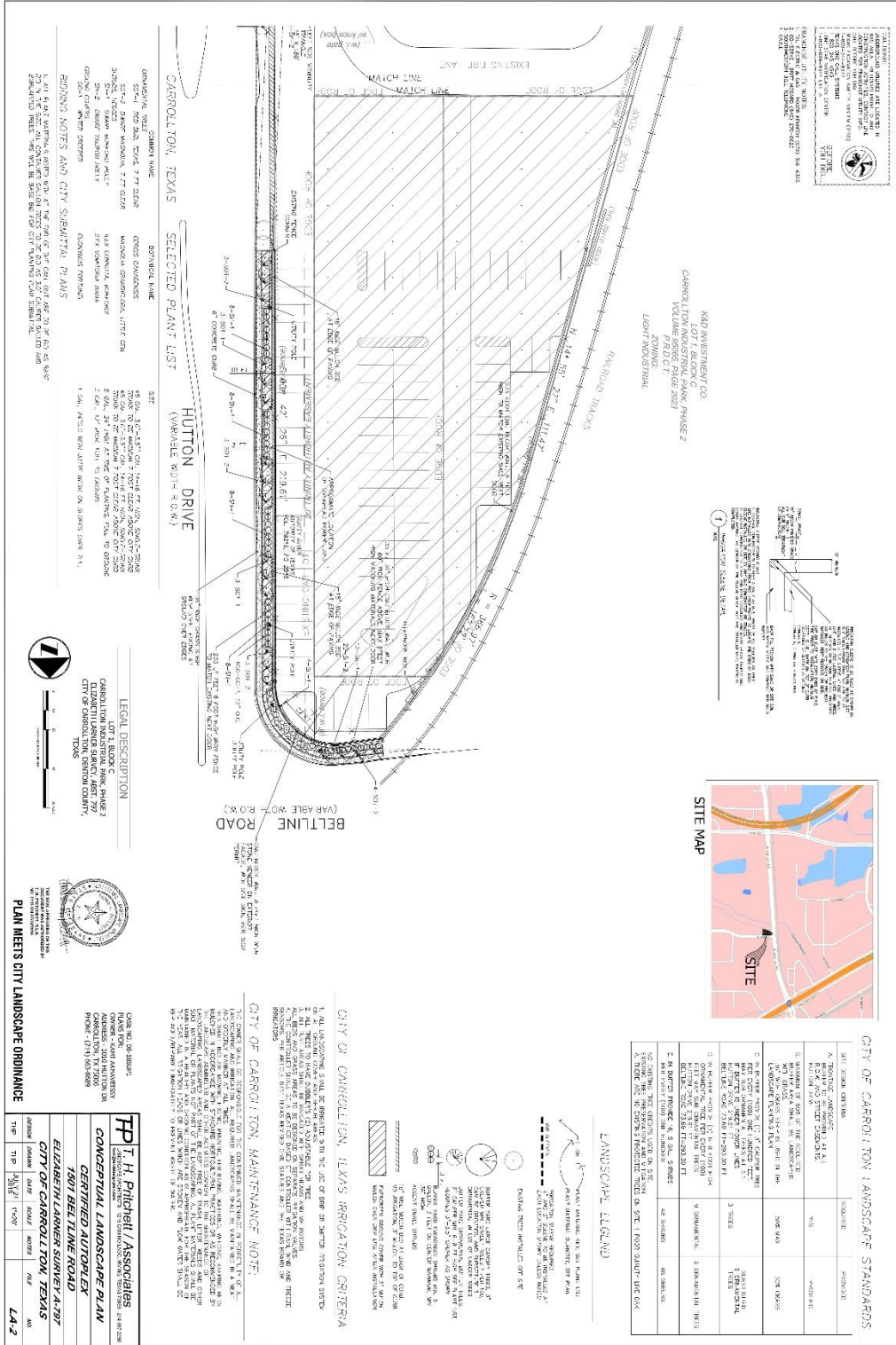
4. THE USER OF THIS PLAN AGREES TO HOLD ROSE DESIGN & ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

5. THE USER OF THIS PLAN AGREES TO HOLD ROSE DESIGN & ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.



# EXHIBIT C (2 of 2)

## CONCEPTUAL LANDSCAPE PLAN



**EXHIBIT D**  
**EXISTING BUILDING ELEVATIONS**

