

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 508 PROVIDING FOR OTHER MOTOR VEHICLE SALES ON AN APPROXIMATELY 8.79-ACRE LOT ZONED (LI) LIGHT INDUSTRIAL DISTRICT AND LOCATED AT 1519 WEST BELT LINE ROAD; 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 Fifth day of February 2026, the Planning & Zoning Commission considered and made recommendation on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-163); 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 Third day of March 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.

Special Use Permit Number 508 is hereby established for a certain approximately 8.79-acre lot, located at 1519 West Belt Line Road, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Other Motor Vehicle Sales (Volumetric Concrete Mixing Units Only), in general conformance with Exhibit C

II. Special Development Standards

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

1. The number of concrete mixing units on site shall not exceed 5.
2. Concrete Mixing Units being stored on the property shall be screened from view from Belt Line Road and shall be located behind the buildings in general conformance with Exhibit B.
3. Concrete Mixing Units displayed between the buildings and Belt Line Road shall be located only in the areas labeled "Display" in general conformance with Exhibit B.
4. The loading or unloading of vehicles shall occur on the property only.
5. The concrete mixing units on-site for the purpose of being sold/leased/rented cannot be parked on the street at any time.
6. The concrete mixing units shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle.

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 Third day of March 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Shad Rhoten, AICP
Planner

**EXHIBIT A
GENERAL DEPICTION**



EXHIBIT B CONCEPTUAL SITE PLAN

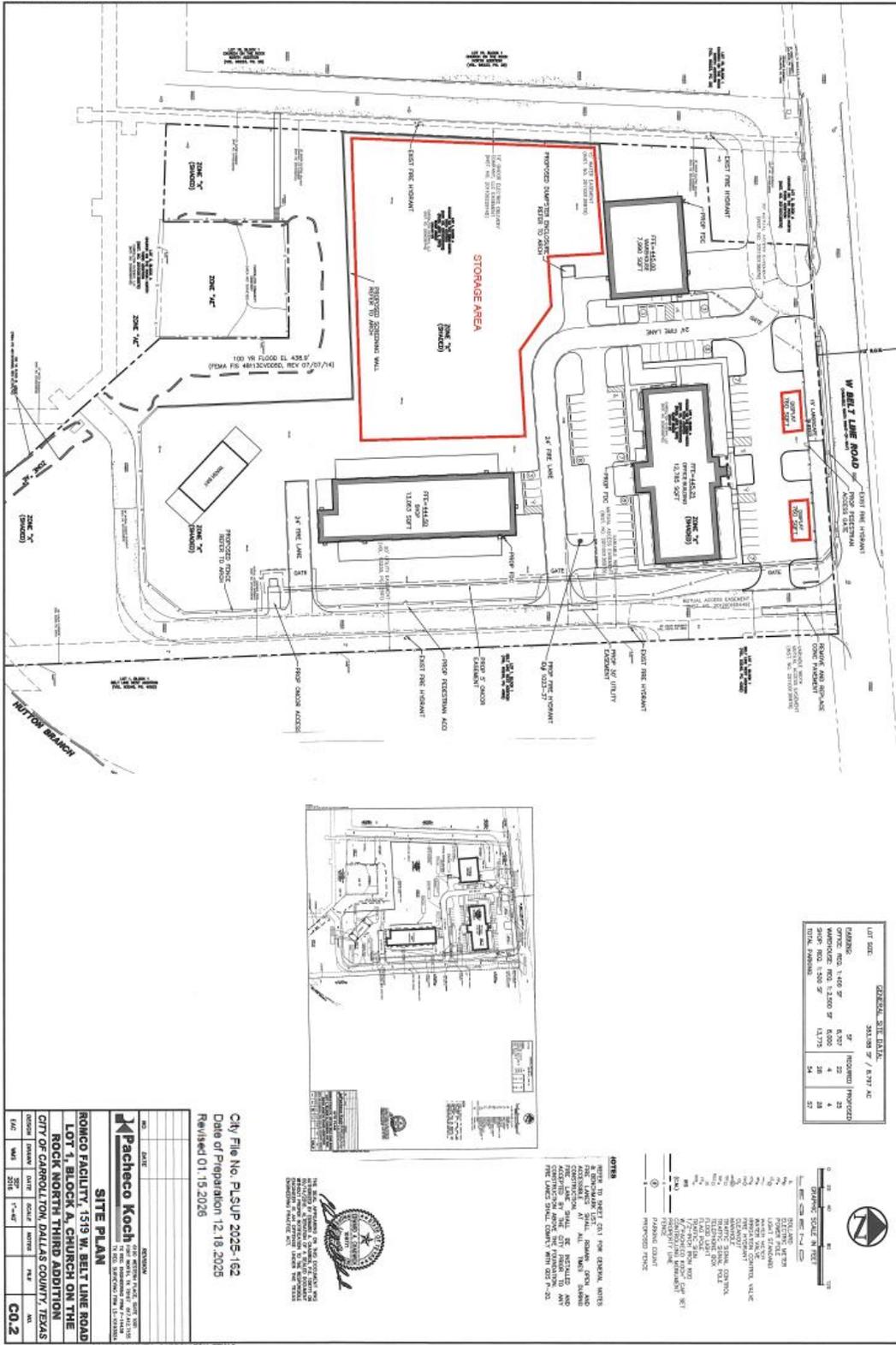


EXHIBIT C
VOLUMETRIC CONCRETE MIXING UNITS

