

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 01/07/2025

SPECIAL USE PERMIT NO. 342  
DEVELOPMENT NAME: DALLAS PALMS  
EVENT CENTER

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 342 AND THEREBY SUPERSEDE ORDINANCE NUMBERS 3225 AND 3868 IN THEIR ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT NUMBER 342 PROVIDING FOR AN EVENT CENTER ZONED PD-128 FOR THE (LI) LIGHT INDUSTRIAL AND (O-2) OFFICE DISTRICTS AND LOCATED AT 2424 MARSH LANE; 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 December 2024, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2024-134); 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 Seventh day of January 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:

**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.

Ordinance Numbers 3225 and 3868 for Special Use Permit Number 342 are hereby amended, restated and replaced, for a certain approximately 5.9221-acre site, located at 2424 Marsh Lane, and being more generally depicted on Exhibit A, providing for the following:

### I. Permitted Use

Event Center and Reception Hall

### II. Special Development Standards

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

3. The reception/ assembly area shall be parked with the ratio of 1 space per 85 square feet of floor area. All other ratios shall apply to their respective use as per the CZO or Comprehensive Zoning Ordinance.
4. Temporary accessory structures such as tents, gazebos, arbors, trellises, archways, and similar outdoor structures shall be allowed without separate permits, as long as they are in association with event center related activities and are located interior to the site.
5. Permanent accessory structures such as covered cabanas, gazebos, arbors, pergolas, storage buildings, and similar structures shall be permitted by-right upon approval of a building permit, as long as they are located interior to the site.
6. A hedgerow of evergreen shrubs, as shown on the attached landscape plan, shall remain installed adjacent to the parking lot along Marsh Lane.
7. Landscaping not included on the landscape plan, installed after the adoption of this ordinance, shall be in accordance with Article XXV of the Comprehensive Zoning Ordinance (CZO).
8. Business hours of operation shall be limited to 10:00 a.m. to 12:00 a.m. Sunday and Tuesday through Saturday.
9. Outdoor music shall be permitted only between the hours of 10:00 a.m. and 8:00 p.m. No outdoor music shall be played before 10:00 a.m. or after 8:00 p.m. on any day.

## 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 Seventh day of January 2025.

CITY OF CARROLLTON

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

ATTEST:

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

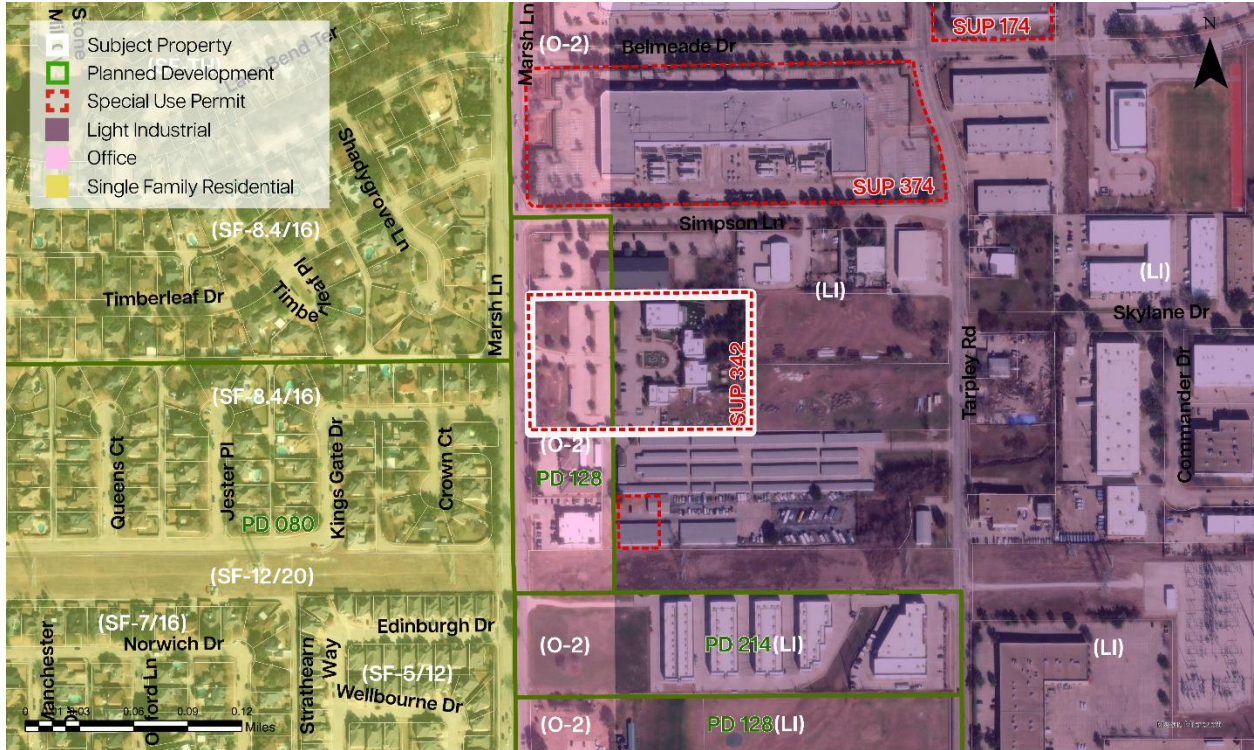
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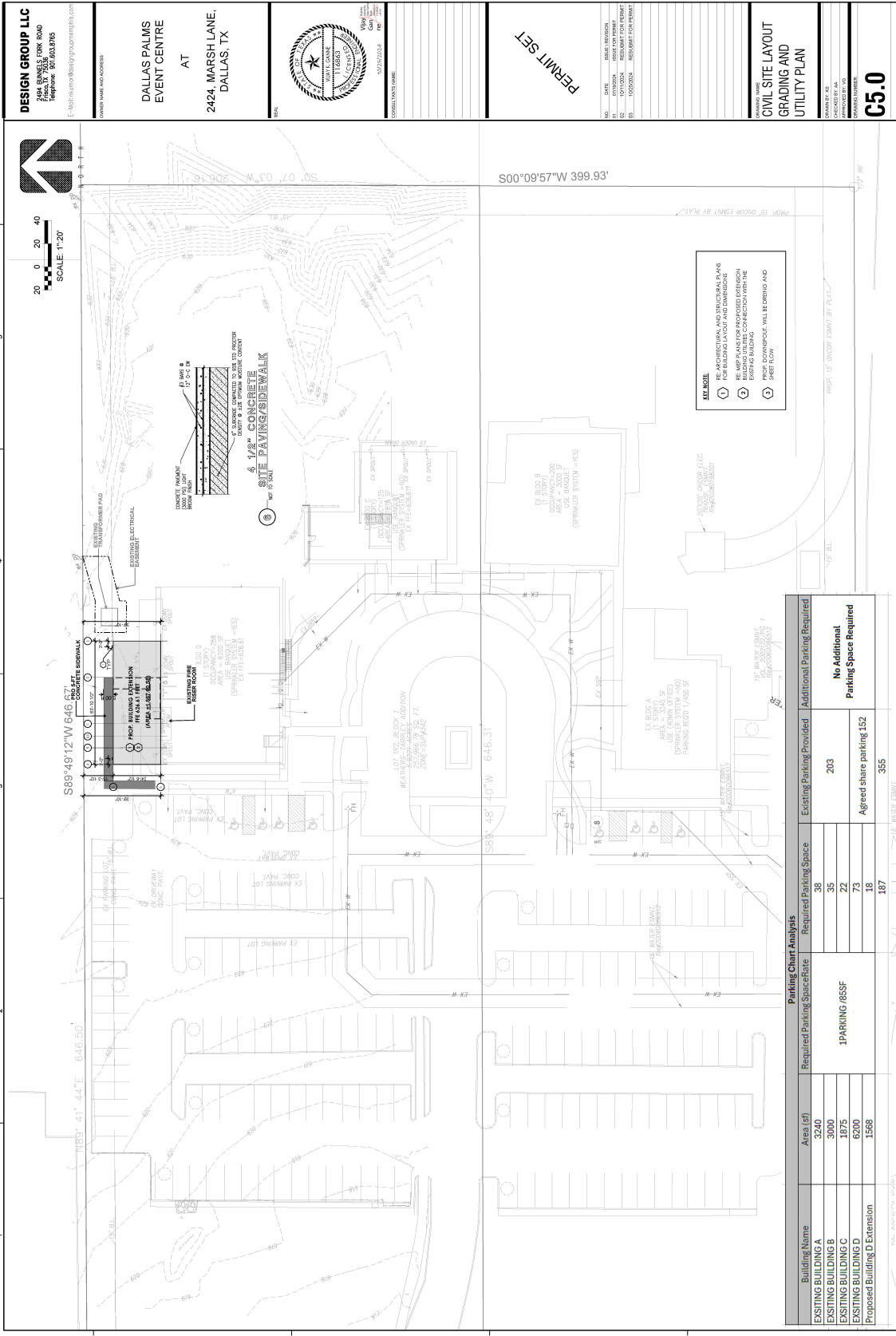
\_\_\_\_\_  
Albert Thomas  
Assistant City Attorney II

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Emily Offer  
Senior Planner

# EXHIBIT A GENERAL DEPICTION

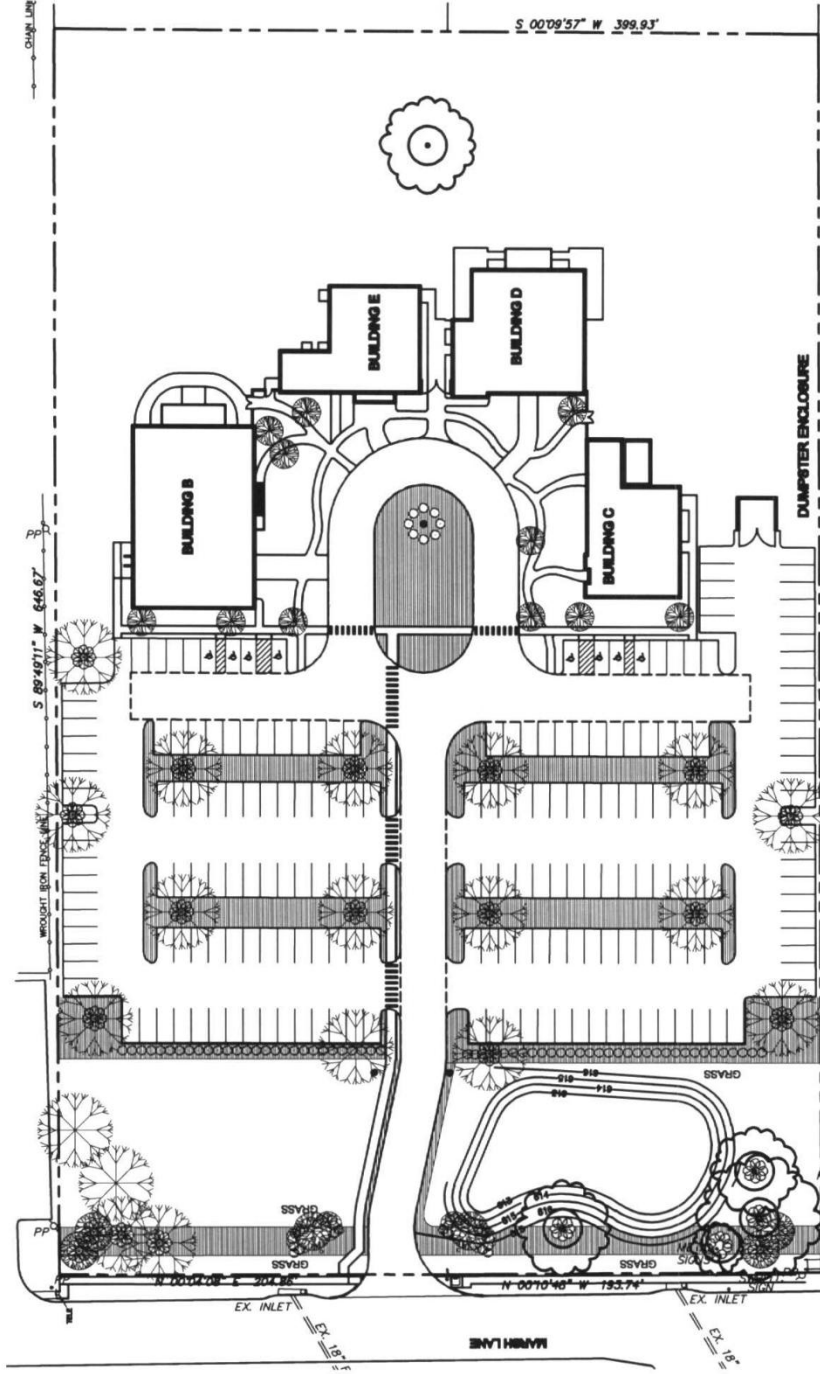


# EXHIBIT B SITE PLAN



Building Name	Area (sf)	Parking Chart Analysis		Additional Parking Required
		Required Parking Space	Existing Parking Provided	
EXISTING BUILDING A	3240	38		
EXISTING BUILDING B	3000	35	203	No Additional Parking Space Required
EXISTING BUILDING C	1875	22		
EXISTING BUILDING D	6200	73	Agreed share parking 152	
Proposed Building D Extension	1568	18	355	

# EXHIBIT C LANDSCAPE PLAN



NOT FOR CONSTRUCTION  
OR PERMITTING



DONALD MOORE ARCHITECT 71818322  
DM ARCHITECTURE 322808