

RESOLUTION NO. _____
Case No. 12-12MD1

PLANNING DEPARTMENT
City of Carrollton
Date: 05/07/2013

DEVELOPMENT NAME: THE RIDGE
(Comprehensive Plan Amendment)

RESOLUTION NUMBER _____

RESOLUTION NUMBER _____ OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN ADOPTED BY RESOLUTION NUMBER 2672 ON FEBRUARY 18, 2003; PROVIDING FOR SINGLE FAMILY DETACHED RESIDENTIAL FOR A 13.967-ACRE TRACT OF LAND LOCATED ON THE NORTHWEST CORNER OF OLD DENTON ROAD AND CARROLLTON PARKWAY; PROVIDING FOR SAVINGS AND AN EFFECTIVE DATE AFTER ITS ADOPTION AND PASSAGE.

WHEREAS, the Planning and Zoning Commission reviewed and studied an amendment to the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on February 7, 2013, and after all persons were given an opportunity to present testimony, considered and recommended the following change regarding an appropriate future land use; and

WHEREAS, the City Council conducted public hearings on March 5, 2013 and on May 7, 2013, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has concluded that the amendment to the Plan is in the best interest of the city and is for the purpose of protecting the health, safety, and general welfare of the city and its citizens; and

WHEREAS, the amendment is in accordance with the goals, objectives and policies of the Comprehensive Plan, adopted by Resolution Number 2672 on February 18, 2003, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

Section 1.

That an amendment to the Future Land Use Map of the City’s Comprehensive Land Use Plan, which amendment is attached hereto as Exhibit B and incorporated herein for all purposes, is hereby adopted by the City Council for property located on the northwest corner of Old Denton Road and Carrollton Parkway.

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Section 2.

That this amendment is intended to repeal in its entirety the 2003 Comprehensive Land Use Plan's land use designation of Medium-Intensity Commercial for that 13.967-acre portion of the City of Carrollton (as identified on the attached Exhibit A) and replace it with the land use designation as identified on Exhibit B (Single Family Detached Residential); and this change will constitute the Comprehensive Plan for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management on such property.

Section 3.

That save and except as amended herein, the Comprehensive Plan adopted on February 18, 2003 by Resolution Number 2672, as amended, shall remain in full force and effect.

Section 4.

That the provisions of this resolution are severable. If any section, sub-section, paragraph, clause, phrase or provision of this resolution or its application to any person or circumstance shall be adjudged or held invalid, that invalidity shall not affect the provisions that can be given effect without the invalid provision or application.

Section 5.

That this resolution shall become and be effective on and after its passage and adoption.

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PASSED AND APPROVED this the 7th day of May, 2013.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Ashley D. Mitchell
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Regina A. Edwards
First Assistant City Attorney

Michael McCauley
Senior Planner

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EXHIBIT A

608,385 SQ. FT. / 13.967 ACRES

LEGAL DESCRIPTION

BEING a tract of land situated in the Harrison Young Survey, Abstract No. 1448, in the City of Carrollton, Denton County, Texas, and being part of a called 25.350 acre tract of land described in deed as Tract 1 to Elm Fork Ranch Partners, Ltd., recorded under Denton County Clerk's File No. 97-R0062265 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows (bearings referenced to plans and right-of-way dedication for State Highway No. 121):

BEGINNING at a 1/2-inch iron rod found in the Westerly right-of-way line of a tract described in Donation Deed to the State of Texas for Old Denton Highway (Farm Market Road 2281), recorded in Volume 3128, Page 0882 of the Real Property Records of Denton County, Texas, for the Northeasterly corner of the before mentioned 25.350 acre tract and the beginning of a non-tangent curve to the right;

THENCE with the Westerly right-of-way line of Old Denton Highway, the following courses and distance to wit:

Southerly, with a curve to the right, through a central angle of 00 degrees 23 minutes 41 seconds, having a radius of 5669.58 feet and a chord bearing and distance of South 00 degrees 19 minutes 19 seconds West, 39.07 feet, an arc distance of 39.07 feet to a 1/2-inch iron rod set for the end of said curve;

South 00 degrees 31 minutes 10 seconds West, a distance of 692.72 feet to a 1/2-inch iron rod set for the beginning of a curve to the left;

Southerly, with the curve to the left, through a central angle of 00 degrees 13 minutes 55 seconds, having a radius of 5789.58 feet and a chord bearing and distance of South 00 degrees 24 minutes 13 seconds West, 23.43 feet, an arc distance of 23.44 feet to a 1/2-inch iron rod set at the intersection of the Northerly right-of-way line of Carrollton Parkway (a 150-foot wide public right-of-way) dedicated by deed to the City of Carrollton, Texas recorded in Volume 3128, Page 0877 of the Real Property Records of Denton County, Texas, and the Westerly right-of-way line Old Denton Highway for the Southeast corner of the 25.350 acre tract;

THENCE leaving the Westerly right-of-way line of Old Denton Highway with the Northerly right-of-way line of Carrollton Parkway, the following courses and distances to wit:

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South 89 degrees 34 minutes 33 seconds West, a distance of 371.09 feet to a 5/8-inch "KHA" capped iron rod found for the beginning of a curve to the left;

Westerly, with the curve to the left, having a central angle 07 degrees 57 minutes 48 seconds, having a radius of 1704.92 feet and a chord bearing and distance of South 85 degrees 35 minutes 39 seconds West, 236.77 feet, an arc distance of 236.96 feet to a 5/8-inch "KHA" capped iron rod found for the end of said curve;

South 81 degrees 36 minutes 45 seconds West, a distance of 137.91 feet to a to a 1/2-inch iron rod set for corner;

THENCE leaving the Northerly right-of-way line of Carrollton Parkway and across the 25.350 acre tract, North 06 degrees 48 minutes 01 minute West, a distance of 800.86 feet to a 1/2-inch iron rod set for corner in the North line of the 25.350 acre tract;

THENCE with the north line of the 25.350 acre tract, North 89 degrees 55 minutes 33 seconds East, a distance of 845.08 feet to the POINT OF BEGINNING and containing 608,385 sq. ft. or 13.967 acres of land.

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EXHIBIT B
REVISED LAND USE MAP

