

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

SPECIAL USE PERMIT NO. 511
DEVELOPMENT NAME: JOSEY LANE
EVENT CENTER AND RECEPTION HALL

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 511 PROVIDING FOR AN EVENT CENTER AND RECEPTION HALL IN AN APPROXIMATELY 4,870 SQUARE-FOOT LEASE SPACE ZONED PLANNED DEVELOPMENT NO. 21 FOR (LR-2) LOCAL RETAIL DISTRICT AND LOCATED AT 3050 NORTH JOSEY LANE, SUITE 160; 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 2024-166); 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.

Special Use Permit Number 511 is hereby established for a certain approximately 4,870 square-foot suite located at 3050 North Josey Lane, Ste. 160, 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:

1. The use will be in general conformance with the conceptual floor plan, as shown in Exhibit B.
2. Event and reception hours shall be limited to Wednesday through Sunday, as well as on major holidays, from 10:00 a.m. to 1:00 a.m. No single event will exceed six hours in duration within the operating window, with cleanup limited to one hour past the event's conclusion.
3. All events and receptions shall be indoors only. No event or reception shall be allowed outdoors. There shall be no standing or loitering outside of the suite space during any events.
4. Primary ingress and egress shall be from the west exterior door for guests and patrons. The east exterior door shall be limited to emergencies and for event staff services.
5. All doors shall remain closed during events to minimize noise impacts.
6. The event center shall not offer on-site food preparation. All food and beverage services will be provided exclusively by caterers and licensed bartenders.
7. For any BYOB events, a TABC-licensed bartender will be required to manage the alcohol service.
8. Alcohol service will be strictly limited to no more than four hours, ending at least one hour before the event concludes.
9. Security cameras will be installed to monitor the event center doors. Security cameras will also monitor parking areas.
10. A minimum two licensed security or off-duty police officers will be at every event, without exception and must be present during the entirety of the event, to ensure that attendees are indoors during the event and not loitering on the property
11. 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 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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Albert Thomas
Assistant City Attorney II

Loren Shapiro, AICP
Planning Manager

EXHIBIT A GENERAL DEPICTION



