

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 06/09/2020

PLANNED DEVELOPMENT NO. 218
DEVELOPMENT NAME: METROCREST SERVICES

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE ESTABLISHING PLANNED DEVELOPMENT 218 PROVIDING FOR THE (O-2) OFFICE DISTRICT ON APPROXIMATELY 5-ACRES LOCATED AT 1835 WALNUT AVENUE; PROVIDING FOR MODIFIED DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER 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 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2020-4X2);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, the City Council conducted a public hearing on the Ninth day of June 2020, 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 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.

Planned Development Number 218 is hereby established on an approximately 5-acre site which is described on Exhibit A and generally depicted on Exhibit B, providing for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-2) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (O-2) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-2) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

II. Special Development Standards

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

1. "Other Individual & Family Services" use shall be operated in facilities in general conformance with Exhibits C, D and E.
2. The facility may include food pantry and storage for food donations, and a community garden, as accessory use(s) to "Other Individual & Family Services" only.
3. Any new sidewalks within the city right-of-way shall be at least 2 feet from the back of the curb and at least 1 foot from the property line.

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.

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 7.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

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 2020.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Wilson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Michael McCauley
Senior Planner

**EXHIBIT A
LEGAL DESCRIPTION**

**FIRST CHRISTIAN CHURCH ADDITION
LOT 1, BLOCK 1**

and including the west ½ of Josey Lane right-of-way; south ½ of Pearl Street; and north ½ of Walnut Avenue.

EXHIBIT B GENERAL DEPICTION

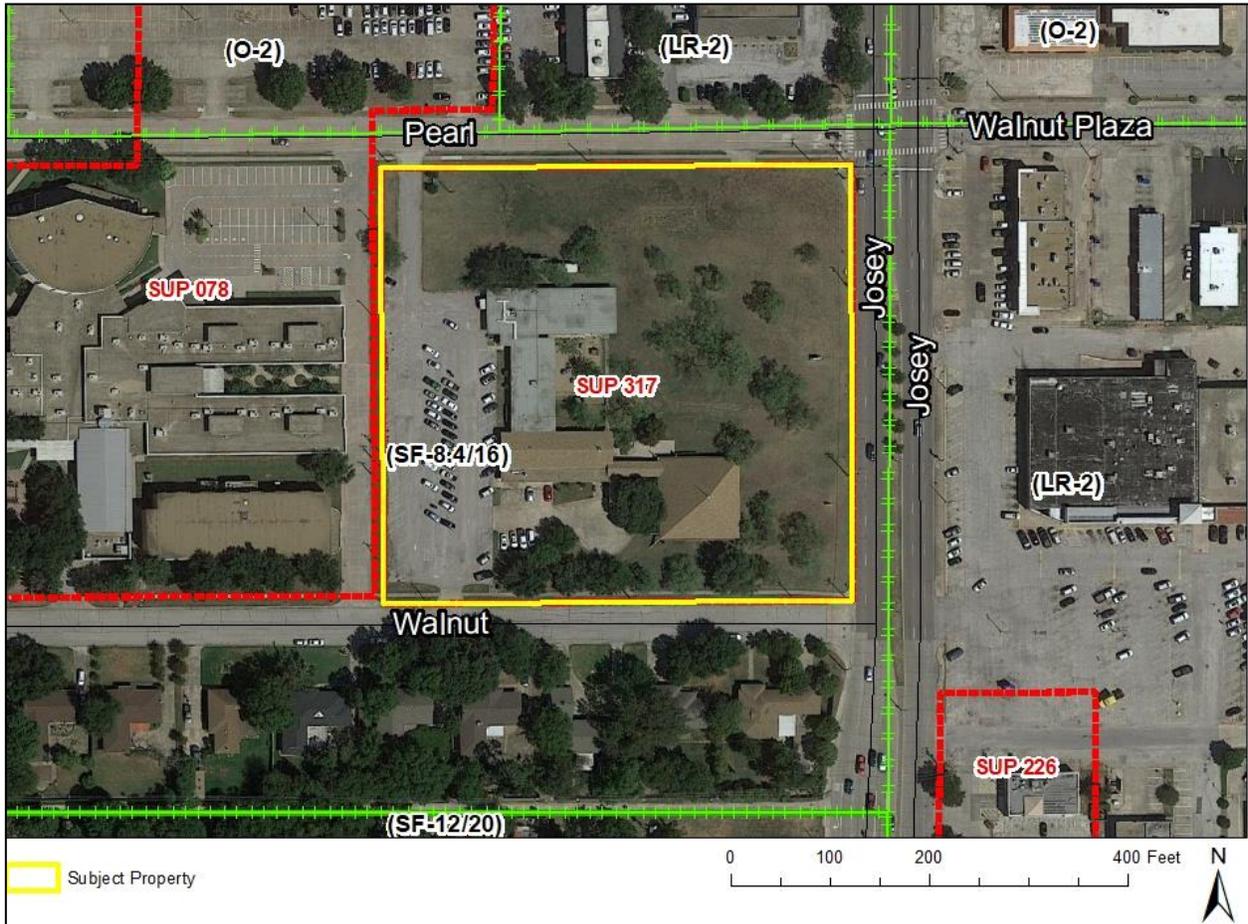
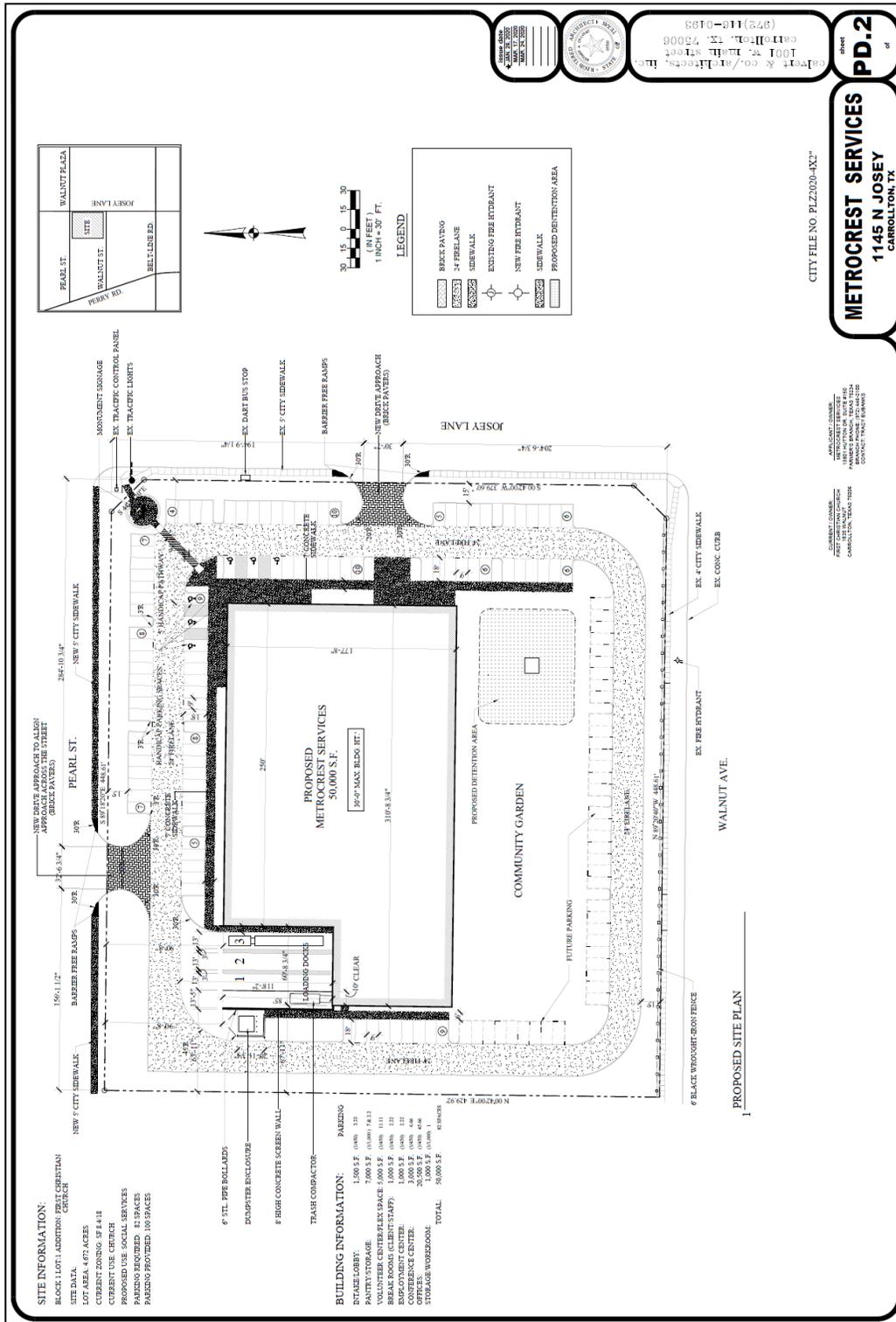


EXHIBIT C CONCEPTUAL SITE PLAN



PD.2
of
METROCREST SERVICES
1145 N JOSEY
CARROLLTON, TX

CITY FILE NO. PLZ2004-42*

ARCHITECT: JAMES METROCREST SERVICES
FIRST CHRISTIAN CHURCH
1145 N JOSEY
CARROLLTON, TEXAS 75006
CONTACT: FRANK FERNANDEZ

1 PROPOSED SITE PLAN

EXHIBIT D CONCEPTUAL LANDSCAPE PLAN

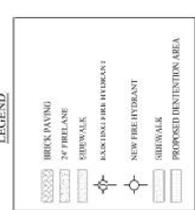


PD.1
of

METROCREST SERVICES
1145 N JOSEY
CARROLLTON, TX

CITY FILE NO. PLZ 2020-4X2*

GALICIA & CO./ARCHITECTS, INC.
1001 W. MAIN ST. #104
CARROLLTON, TX 75006
(972) 496-0193



PLANT SCHEDULE

PLANT	QTY	COMMON NAME	RECOMMENDED	REMARKS
1	1	SHADE TREE	1	1
2	1	SHADE TREE	1	1
3	1	SHADE TREE	1	1
4	1	SHADE TREE	1	1
5	1	SHADE TREE	1	1
6	1	SHADE TREE	1	1
7	1	SHADE TREE	1	1
8	1	SHADE TREE	1	1
9	1	SHADE TREE	1	1
10	1	SHADE TREE	1	1
11	1	SHADE TREE	1	1
12	1	SHADE TREE	1	1
13	1	SHADE TREE	1	1
14	1	SHADE TREE	1	1
15	1	SHADE TREE	1	1
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97	1	SHADE TREE	1	1
98	1	SHADE TREE	1	1
99	1	SHADE TREE	1	1
100	1	SHADE TREE	1	1

SITE INFORMATION:
 BLOCK 11041 ADDITION; FIRST CHRISTIAN CHURCH
 SITE DATA: 1145 N JOSEY, CHURCH
 CURRENT ZONING: SF 3.4E
 PROPOSED LOT: 1145 N JOSEY, CHURCH
 PROPOSED LOT SURFACE: 1145 N JOSEY, CHURCH
 PARKING REQUIRED: 80 SPACES
 LOT AREA: 1145 N JOSEY, CHURCH

BUILDING INFORMATION:
 INTAKE / LOBBY: 1,000 SF (1,000)
 OFFICE: 1,000 SF (1,000)
 STORAGE / WAREHOUSE: 1,000 SF (1,000)
TOTAL: 3,000 SF (3,000)

TRASH COMPACTOR:
 1
TOTAL: 1

NOTE:
 ALL LANDSCAPE AREAS SHOWN ARE NOT TO BE CONSIDERED A FINAL DESIGN. THE LANDSCAPE DESIGN IS SUBJECT TO APPROVAL BY THE CITY OF CARROLLTON, TEXAS.

EXHIBIT E CONCEPTUAL BUILDING ELEVATIONS (1 OF 2)

1 PEARL ST. VIEW

2 JOSEY LANE VIEW

4 WALNUT AVE. VIEW

5 LOADING DOCK VIEW

CITY FILE NO. PL210204X2

METROCREST SERVICES
11145 N JOSEY
CARROLLTON, TX

APPLICANT OWNER:
METROCREST SERVICES
11145 N JOSEY, SUITE 100
CARROLLTON, TX 75006
CONTACT: TERRY CLARKSON

CLIENT OWNER:
PEARL SYSTEMS
11145 N JOSEY, SUITE 100
CARROLLTON, TX 75006

Calvert & Co./Architects, Inc.
1001 W. Main Street
Carrollton, Tx. 75006
(972)446-0493

APPROVED FOR THE CITY OF CARROLLTON, TEXAS
DATE: 11/11/2020

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of

EXHIBIT E
CONCEPTUAL BUILDING ELEVATIONS (2 OF 2)

