

PLANNING DEPARTMENT
City of Carrollton

SPECIAL USE PERMIT NO. 439
Quick N Clean Car Wash

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 439 PROVIDING FOR A CAR WASH UPON PROPERTY LOCATED ON LOT 2, BLOCK A, HEBRON PARTNERS ADDITION, PART 4 (1604 WEST HEBRON PARKWAY); AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR PENALTY, REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Eighteenth day of August 2016, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. 07-16SUP1); 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, 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 439 is hereby established for a certain approximately 1.03-acre tract of land located at 1604 West Hebron Parkway, and being more specifically described on the attached Exhibit A and generally located on the location map attached hereto as Exhibit B, providing for the following:

I. Permitted Uses

Car Wash

II. Special Development Standards

Development shall be in accordance with the attached Conceptual Site Plan (Exhibit C), Conceptual Landscape Plan (Exhibit D) and Conceptual Building Elevations (Exhibit E), with the following additional stipulations:

1. All exterior lighting shall be directed away from adjoining properties and streets and in conformance with the glare standards in Article XXVII, Section B of the Comprehensive Zoning Ordinance or as amended in the city Code of Ordinances.
2. Screening shall conceal all mechanical equipment on the roof and on the ground.

Section 3.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 4.

Any person, firm or corporation 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 Sixth day of September, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro, AICP
Chief Planner

EXHIBIT A
Legal Description

HEBRON PARTNERS ADDITION, PART 4
LOT 2, BLOCK A
City of Carrollton, Denton County, Texas

EXHIBIT B
Location Map

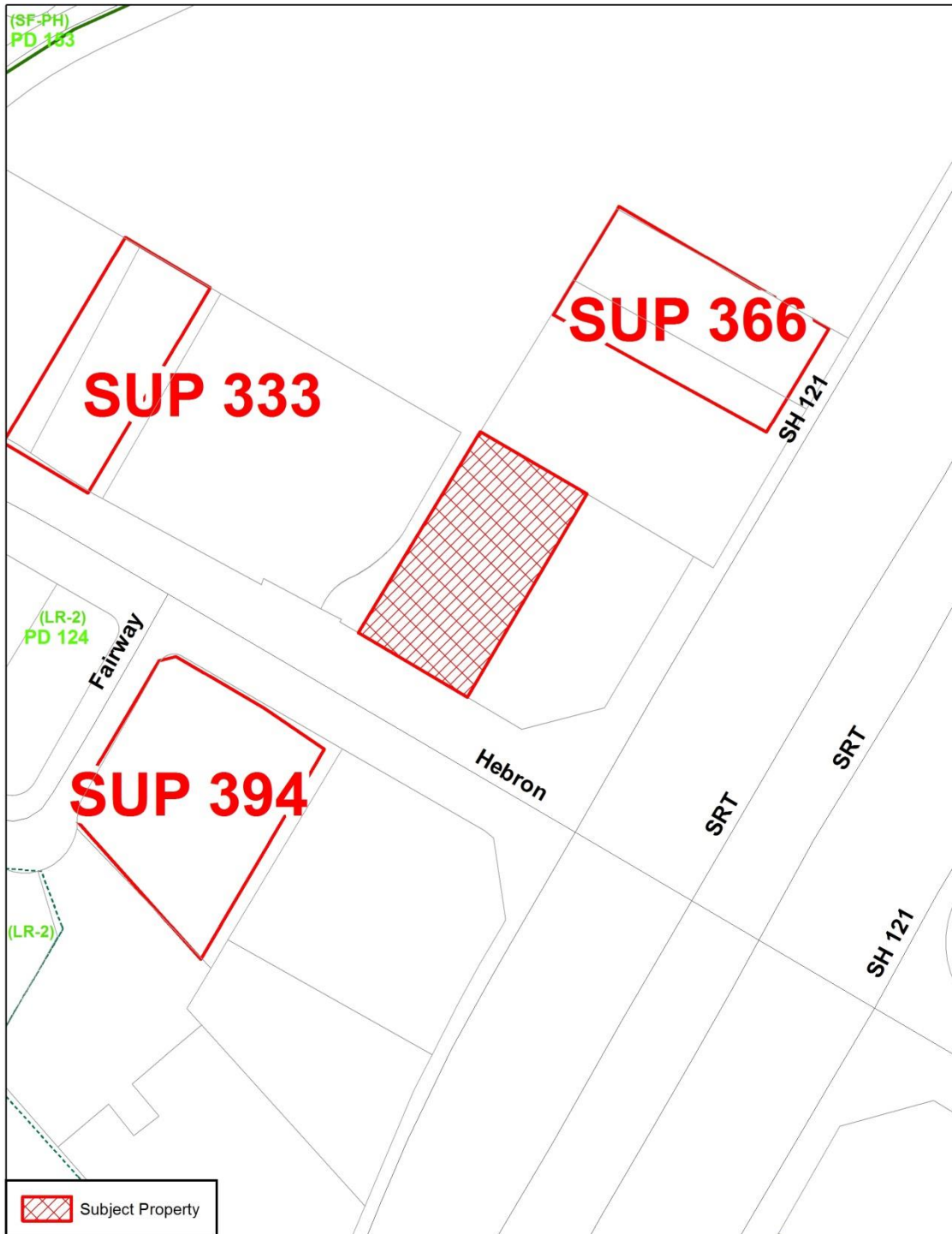


EXHIBIT D

Conceptual Landscape Plan

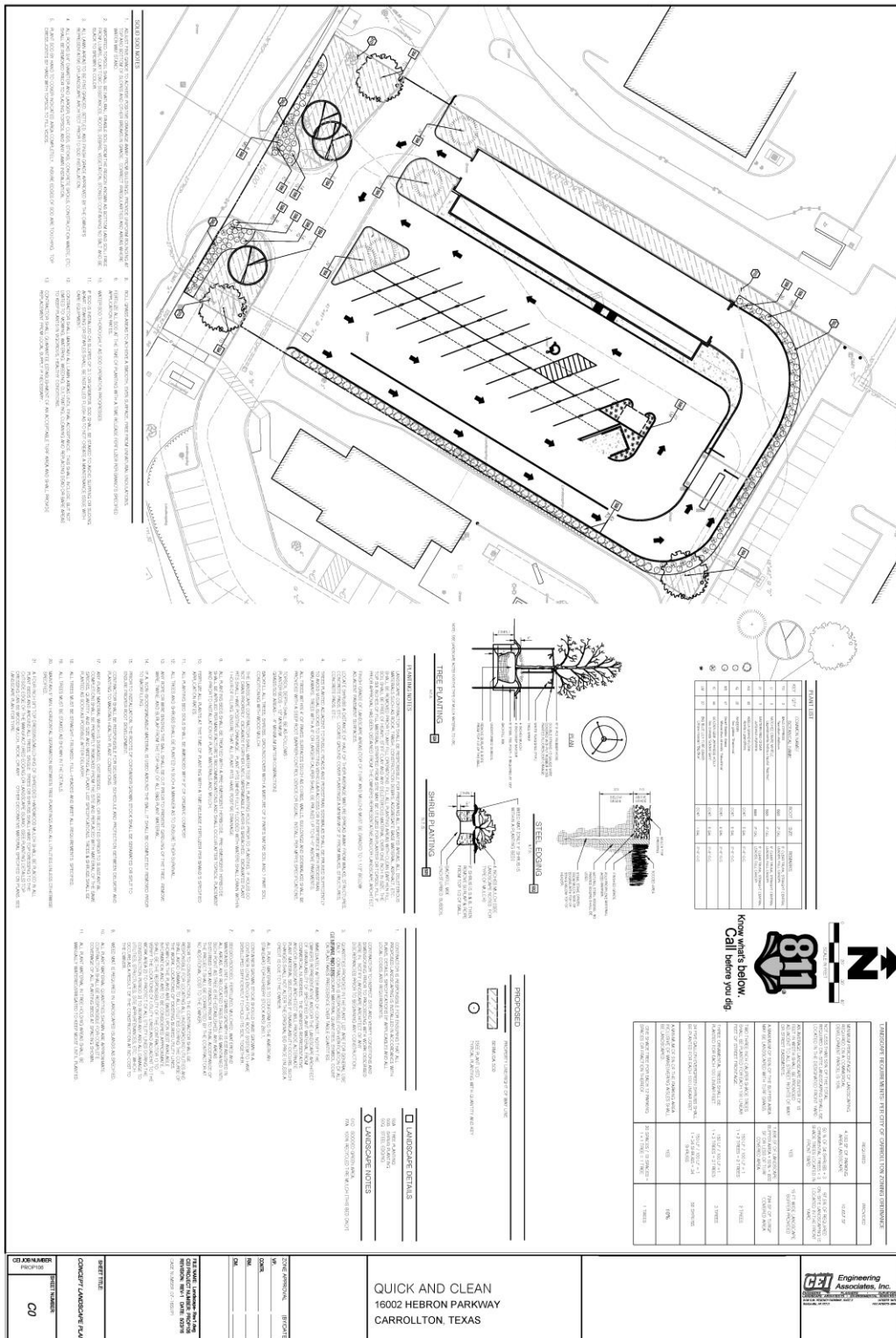


EXHIBIT E
Conceptual Building Elevation Plan

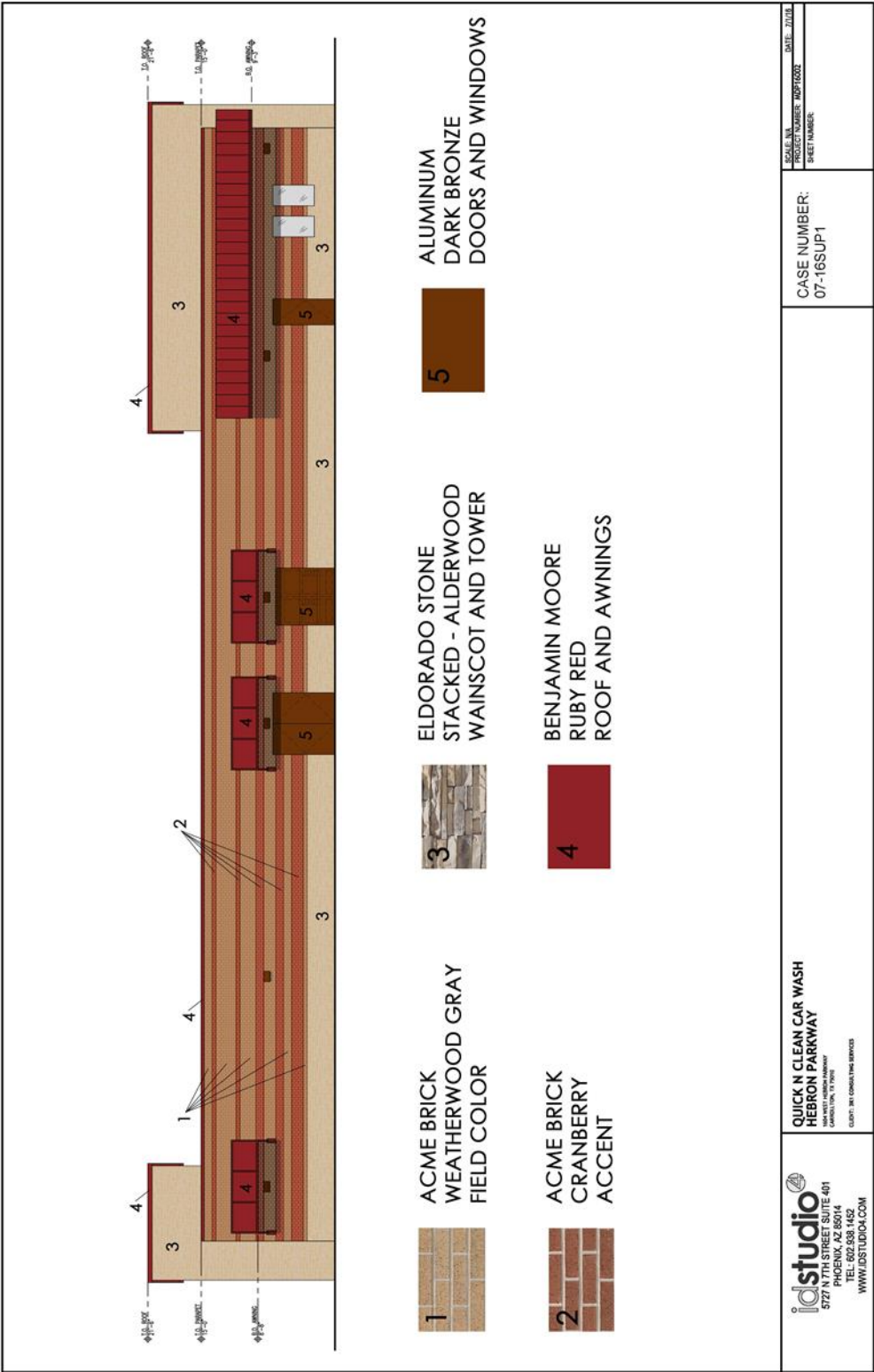


EXHIBIT E
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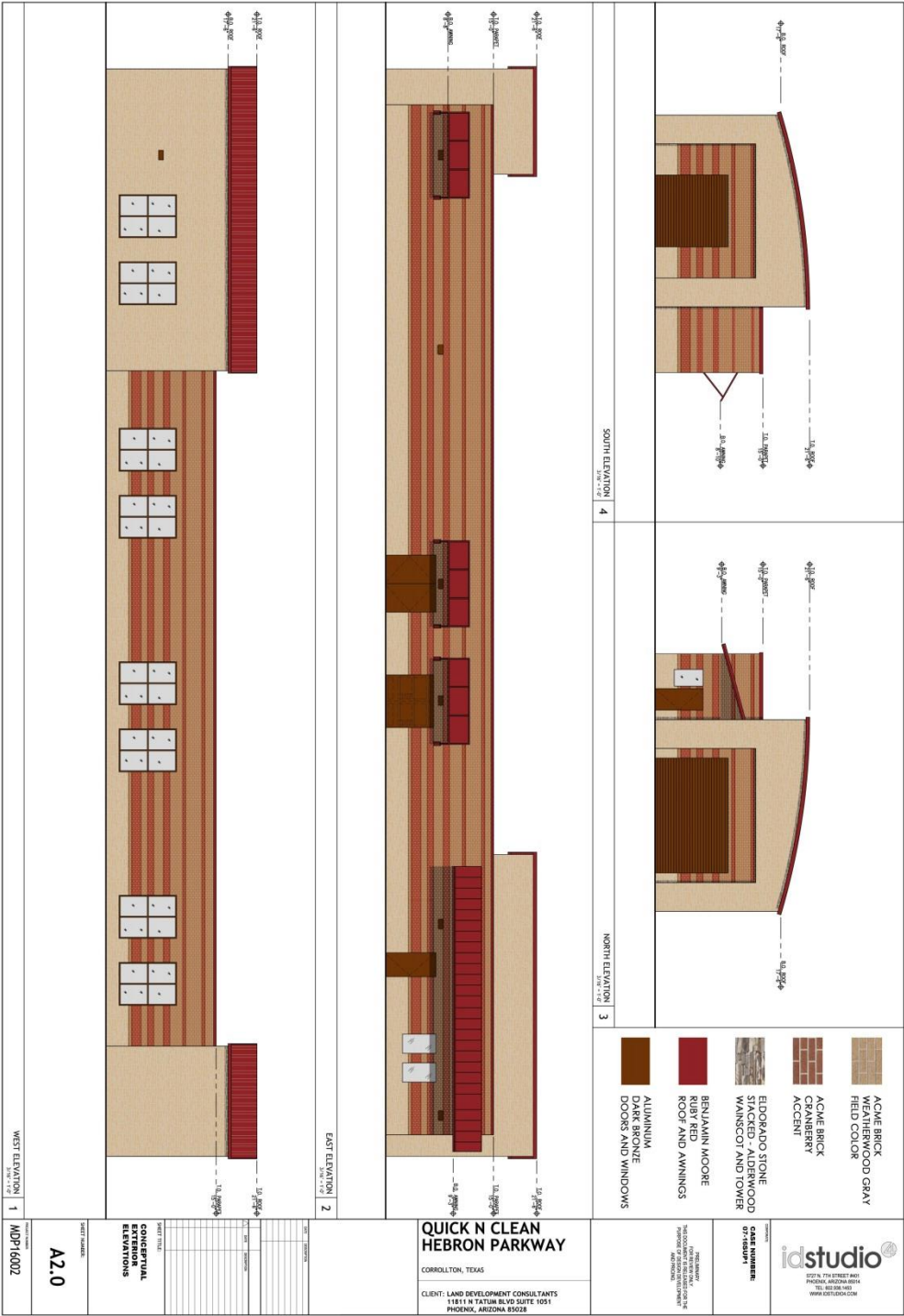


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