

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 455 PROVIDING FOR WAREHOUSE/DISTRIBUTION UPON PROPERTY LOCATED ON AT 2643 IH 35E; 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 Second day of May, 2019, the Planning & Zoning Commission considered and recommended denial of a certain request for a Special Use Permit (Case No. 04-19SUP1);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended, and is consistent with the current and longstanding use of the subject property; 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 455 is hereby established for a certain 22.16-acre tract located at 2643 IH 35E, and being more specifically described on Exhibit A and generally depicted on Exhibit B, providing for the following:

I. Permitted Use

Warehouse/Distribution

II. Special Development Standards

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

1. Development shall be in accordance with the Conceptual Site Plan, Landscape Plan, and Building Elevations attached, as Exhibits C, D, and E respectively.
2. Outdoor storage of trailers shall be prohibited on the north, south, and east sides of the building.

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.

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 6.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

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.

PASSED AND APPROVED this 7th day of May, 2019.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer
Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Loren Shapiro, AICP
Chief Planner

EXHIBIT A
LEGAL DESCRIPTION

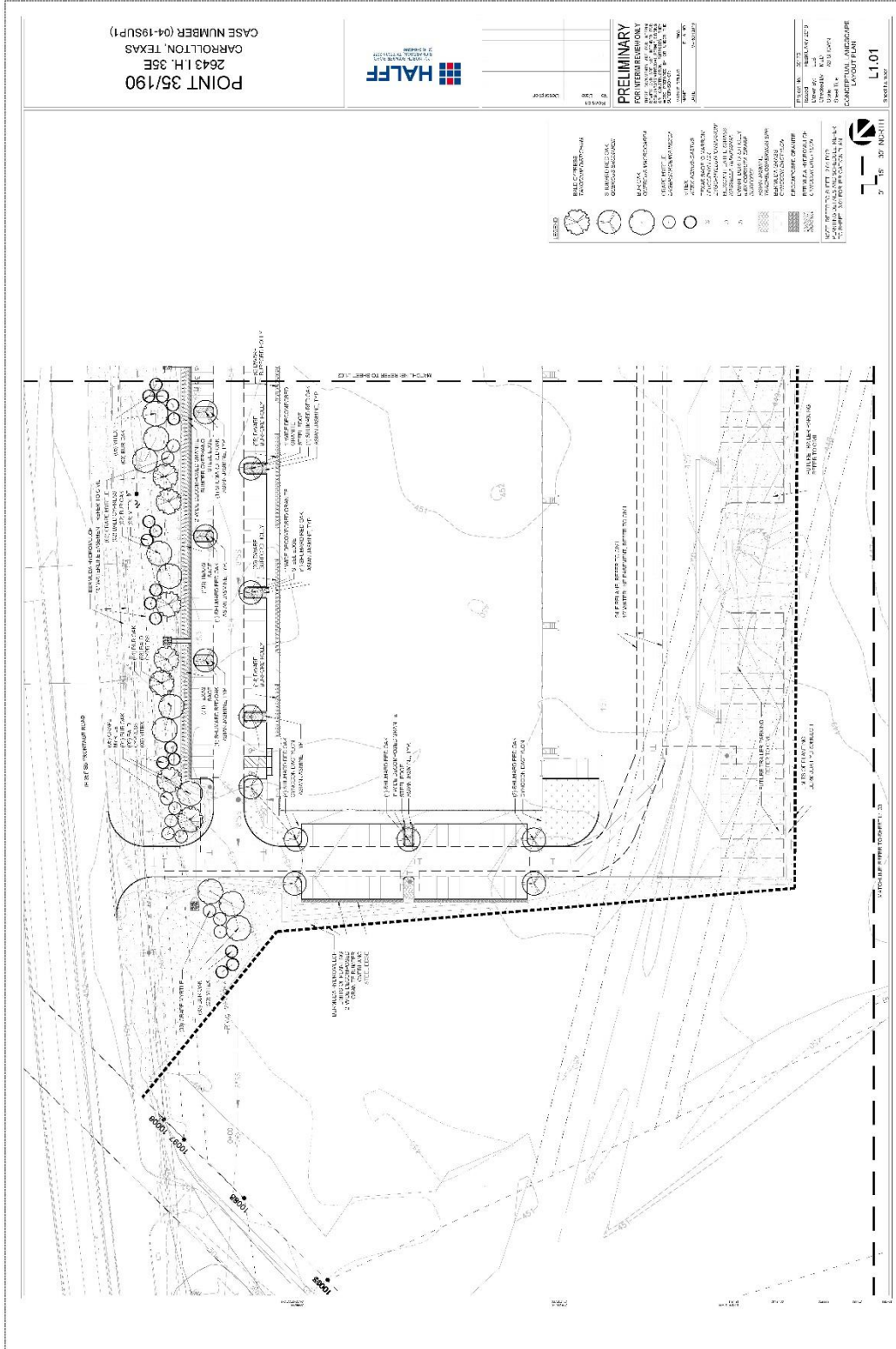
WILLIAM B ROWE ABST 1243 PG 425 Tract 2 22.16ACRES, and as depicted on Exhibit B.

EXHIBIT B
SITE LOCATION AND ZONING

04-19SUP1 Point 35/190



EXHIBIT D CONCEPTUAL LANDSCAPE PLAN



POINT 35/190
2643 IH 35E
CARROLLTON, TEXAS
CASE NUMBER (04-19SUP1)



DATE	DESCRIPTION

PRELIMINARY
FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION
OR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT
DATE: 11/15/2023
BY: [Signature]

PROJECT NO. 26-73
SHEET NO. 11
DATE: 11/15/2023
BY: [Signature]

SCALE: 1" = 30' NAD 83
DATE: 11/15/2023
BY: [Signature]

L1.01

EXHIBIT D CONCEPTUAL LANDSCAPE PLAN

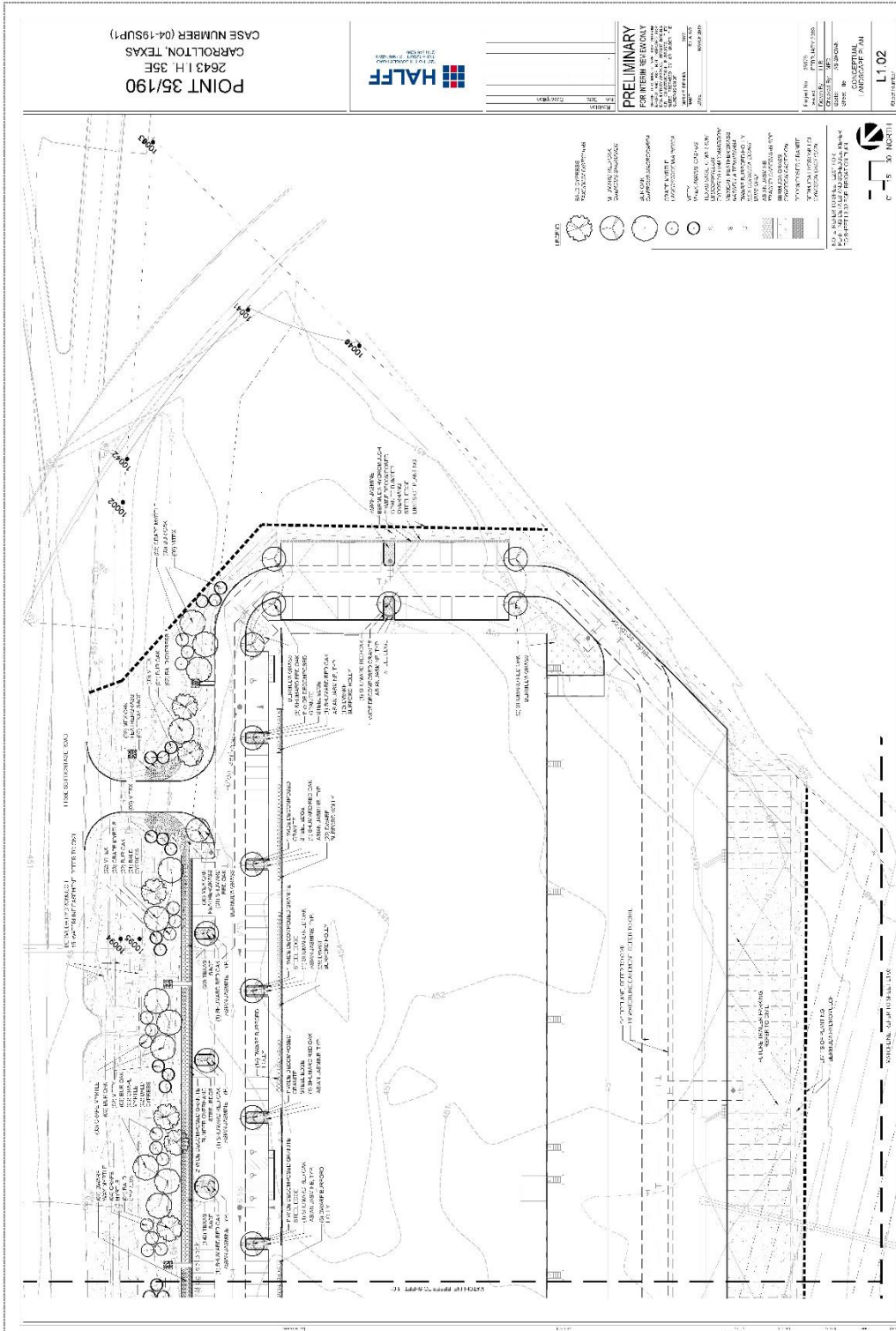


EXHIBIT E CONCEPTUAL BUILDING ELEVATION PLANS

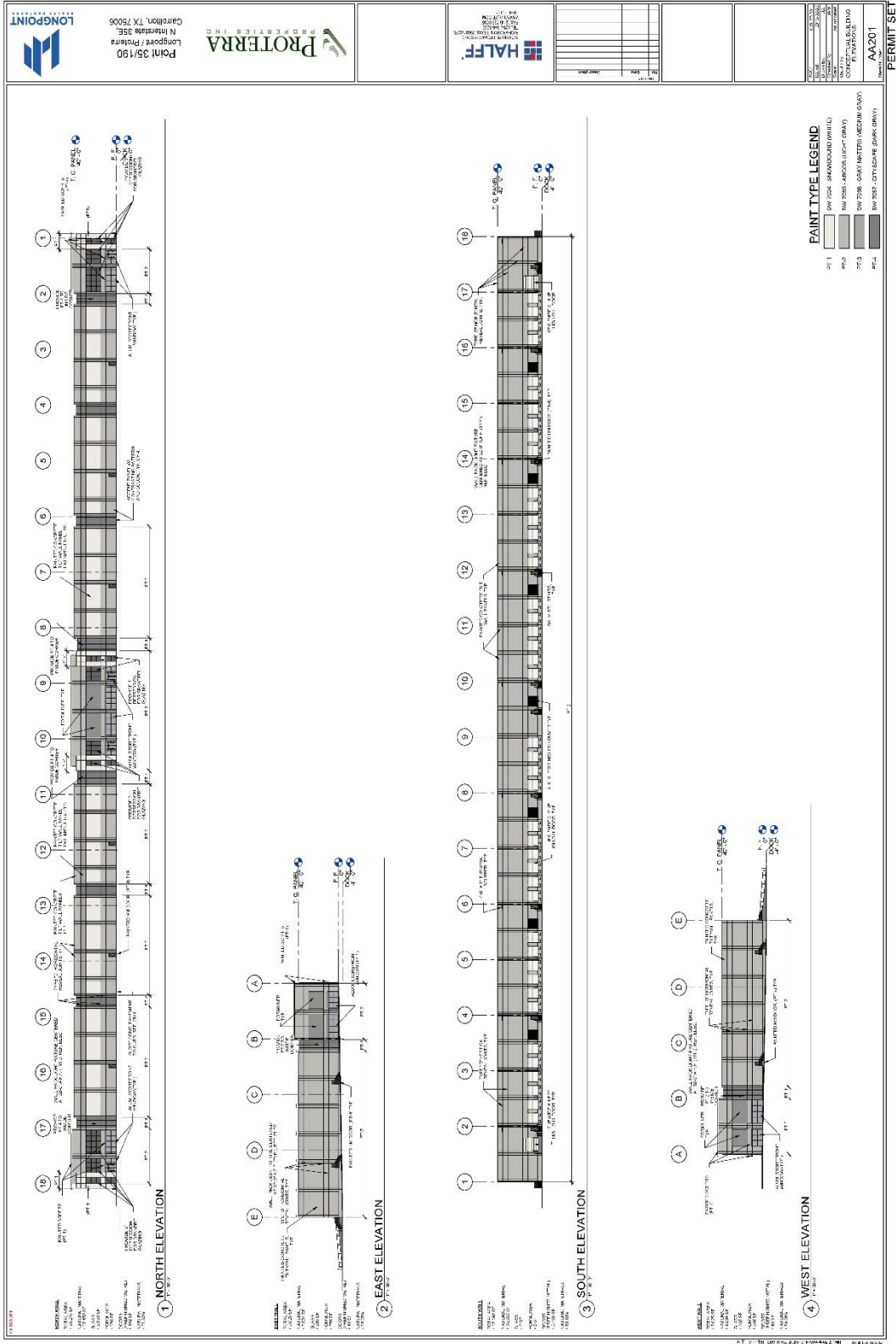


EXHIBIT E
CONCEPTUAL BUILDING ELEVATION PLANS

04-19SUP1



POINT 35/190



EXHIBIT E
CONCEPTUAL BUILDING ELEVATION PLANS

04-19SUP1



POINT 35/190



EXHIBIT E
CONCEPTUAL BUILDING ELEVATION PLANS

04-19SUP1



POINT 35/190

