

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 05/06/2025

SPECIAL USE PERMIT NO. 417
DEVELOPMENT NAME: SUP-417
AMENDMENT

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE AND REPLACE SPECIAL USE PERMIT NUMBER 417 AND THEREBY SUPERSEDE ORDINANCE NUMBER 3717 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT NUMBER 417 TO PROVIDE FOR AUTOMOBILE OR LIGHT LOAD TRUCK SALES (USED) ON AN APPROXIMATELY 3-ACRE TRACT ZONED (LI) LIGHT INDUSTRIAL DISTRICT LOCATED AT 3228 AND 3232 SKYLANE DRIVE, TO REMOVE THE SPECIAL USE PERMIT EXPIRATION DATE; 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 Third day of April 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2025-053); 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 Sixth day of May 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 417 established for a certain approximately 3-acre tract located at 3228 and 3232 Skylane Drive, and being more specifically described and generally depicted on Exhibit A, is hereby amended, restated and replaced, thereby superseding Ordinance Number 3717 in its entirety, to provide for the following:

I. Permitted Use

Automobile or Light Load Truck Sales (Used)

II. Special Development Standards

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

1. A minimum of three shade trees shall be planted along Skylane Drive in front of 3232 Skylane Drive.
2. All vehicles on the property shall be properly parked in designated parking spaces.

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 Sixth day of May 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

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION

3228 Skylane Drive
Eastern one-half of
Lot 2, Block A
Beltwood North, Phase 4 Addition

3232 Skylane Drive
Northwestern one-quarter of
Lot 1, Block A
Beltwood North, Phase 4 Addition

GENERAL DEPICTION

