

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 07/21/2026

SPECIAL USE PERMIT NO. 263
DEVELOPMENT NAME: ST. ANTHONY
SPORTS FIELD

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 263 AND THEREBY SUPERSEDE ORDINANCE NUMBER 3566 IN ITS ENTIRETY TO REVISE CONCEPTUAL PLANS AND DEVELOPMENT REGULATIONS FOR AN APPROXIMATELY 4.02-ACRE TRACT ZONED (SF-7/14) SINGLE FAMILY RESIDENTIAL DISTRICT AND LOCATED AT 2040 NORTH DENTON DRIVE AND AT THE SOUTHEAST CORNER OF NORTH DENTON DRIVE AND JEANETTE WAY; 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 Fourth day of June 2026, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2026-064); 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 Twenty-First day of July 2026, 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 of the residents of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY 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Special Use Permit Number 263 is hereby repealed and replaced for a certain approximately 4.02-acre tract, located at 2040 North Denton Drive, and being more generally depicted on Exhibit A, providing for the following:

1. Permitted Use:
 - a. Elementary & Secondary School, Private
2. Development shall be in general conformance with the Conceptual Site, Landscape, and Traffic Management Plans attached, as Exhibits B, C and D respectively.
3. Elementary, middle, and secondary school student pick-up and drop-off times shall be staggered by a minimum of 45-minute intervals.
4. Permitted grade levels shall be limited to 1st through 12th.
5. Pre-K classes shall be prohibited.
6. Enrollment shall be limited to 100 elementary/ middle school students and 50 secondary school students.
7. An 8-foot-tall sports field enclosure surrounding the “New Synthetic Turf Field”, as identified on Exhibit B or the Conceptual Site Plan, shall be required.
8. The “New 36-inch-tall Black Iron Fence” located south of and adjacent to the “Synthetic Turf Field”, as identified on Exhibits B and C or the Conceptual Site and Landscape Plans, shall be removed.
9. Sports field lighting shall be prohibited.

Section 3.

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

Section 4.

Any person violating any 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 Twenty-First day of July 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Emily Offer
Senior Planner

EXHIBIT A
GENERAL DEPICTION

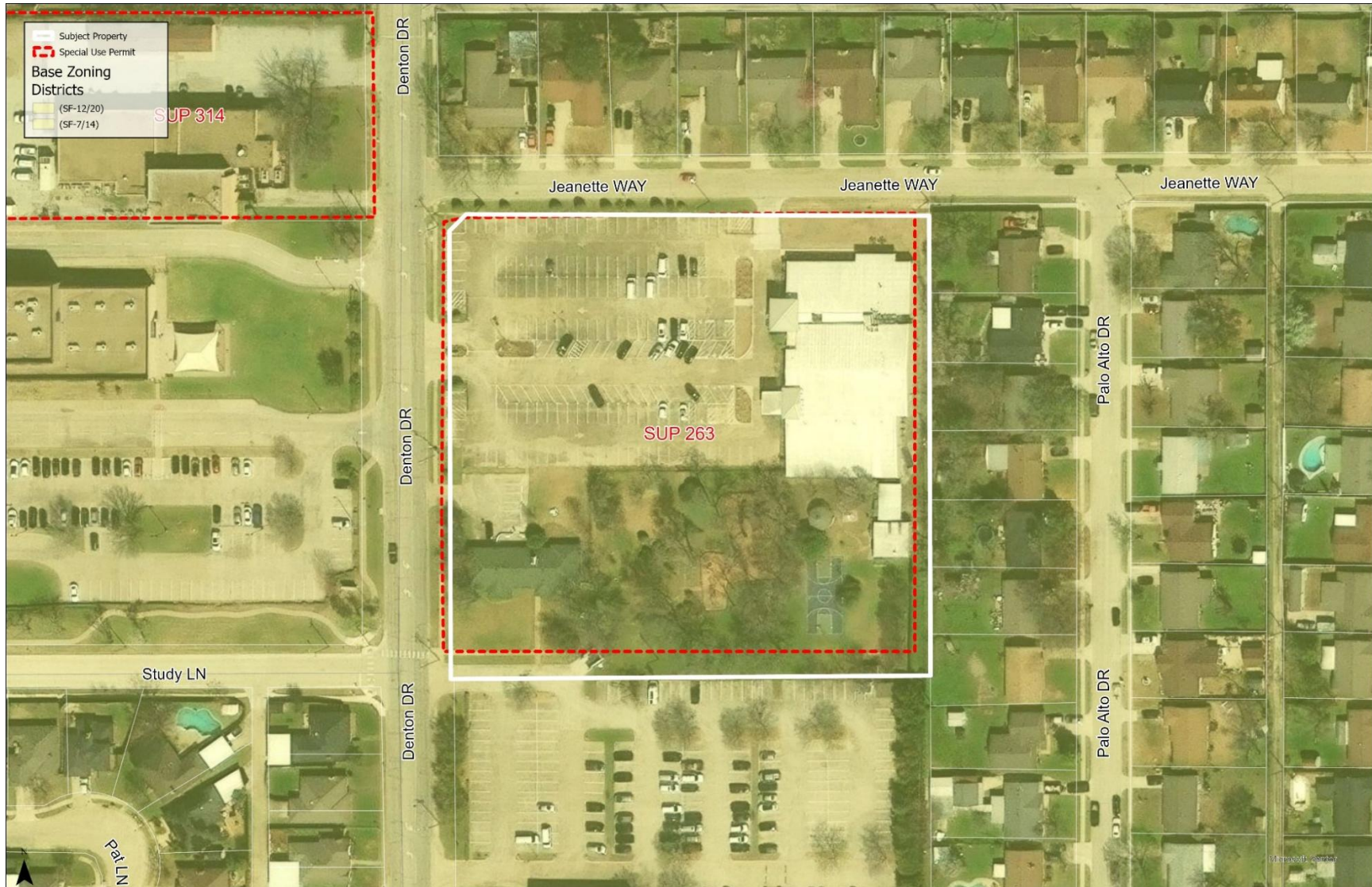


EXHIBIT B

CONCEPTUAL SITE PLAN

LOCATION MAP



SITE

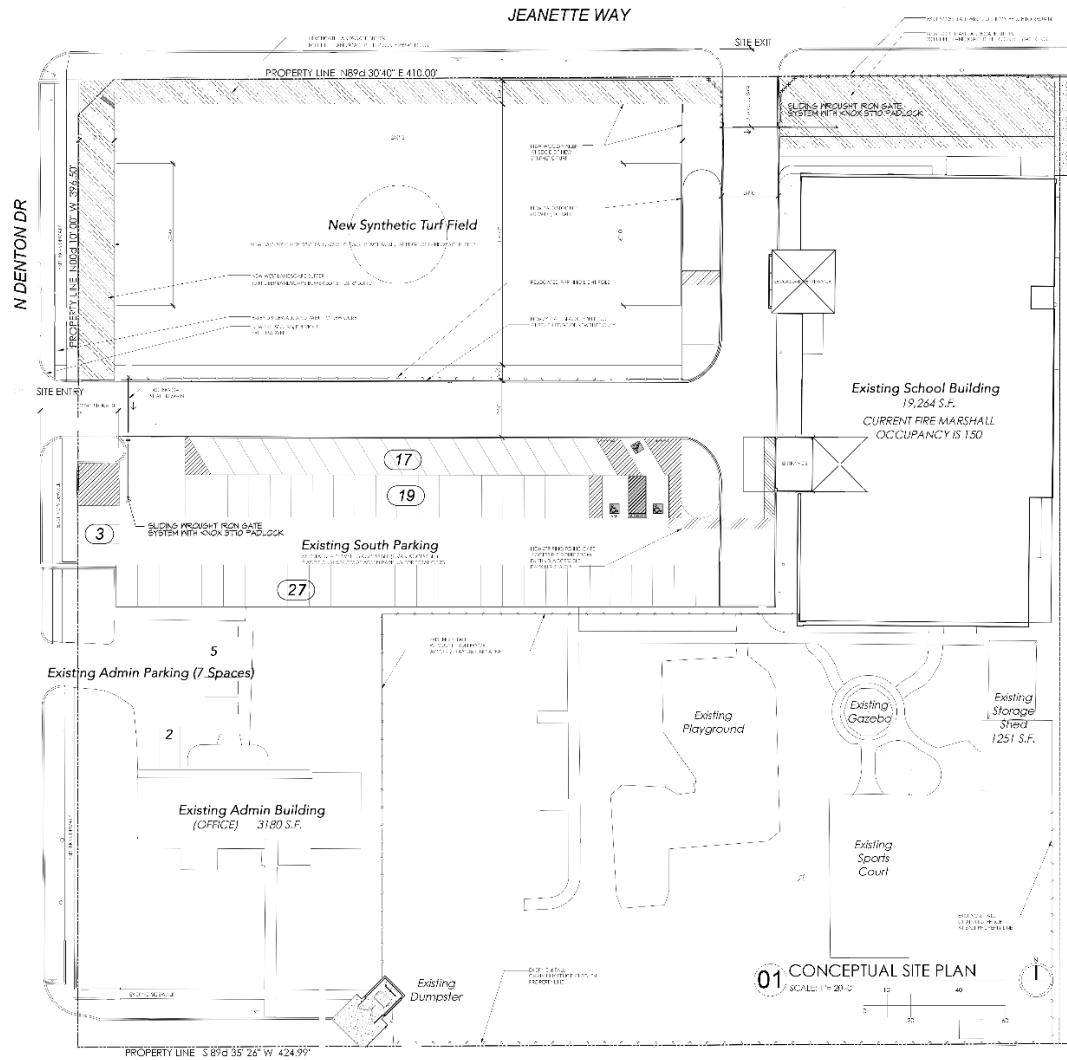
LANDSCAPE BUFFER CALCS

FOR PROPERTY LINE
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PARKING CALCS

Tracked Parking Section (per CTD Article 24)	Parking Spaces	Number of Spaces	Required Space
Detention Treatment	0.2	50	0
Middle School Treatment	0.2	50	0
High School Treatment	0.2	50	0
TOTAL		40	

Current Total Parking Spaces Provided: 72



DEMSE
DESIGN

107 SHADOW LANE
EULESS, TX 76039
214.203.3510

THE ST. ANTHONY SCHOOL
SPORTS FIELD PROJECT #
PLSUP202600064
2030 N DENTON DR. CARROLLTON TX 75006

DATE: 04/11/2023
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SCALE: 1"=20'-0"

A1.00

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CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE BUFFER CALCS

[illegible][illegible]

NEW PLANT COUNT

TOTAL NEW PLANT COUNT PROPOSED	SHADE TREES 10	ORNAMENTAL TREES 15	SCREENS 20
West Butler Planned	4	6	40
North Butler Planned	7	6	90
Westwood Bu. Inc. Planned existing Parking Peniculas & Land Planned	5	4	40
	5		
TOTAL PLANNED	21	16	170





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DEMESNE

 DISTINCTION BY DESIGN

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107 SHADOW LANE
FULTON TX 76035
214.283.3540

THE ST. ANTHONY SCHOOL
SPORTS FIELD PROJECT #
PLSUP202600064
2030 N DENTON DR. CARROLLTON TX 75006

REMARKS:

EP= 50%, 2

EP= 50%, 3

EP= 50%, 4

EP= 50%, 5

REVISED: 2004
 DATE: 12/12/2003
 PAGE: 1



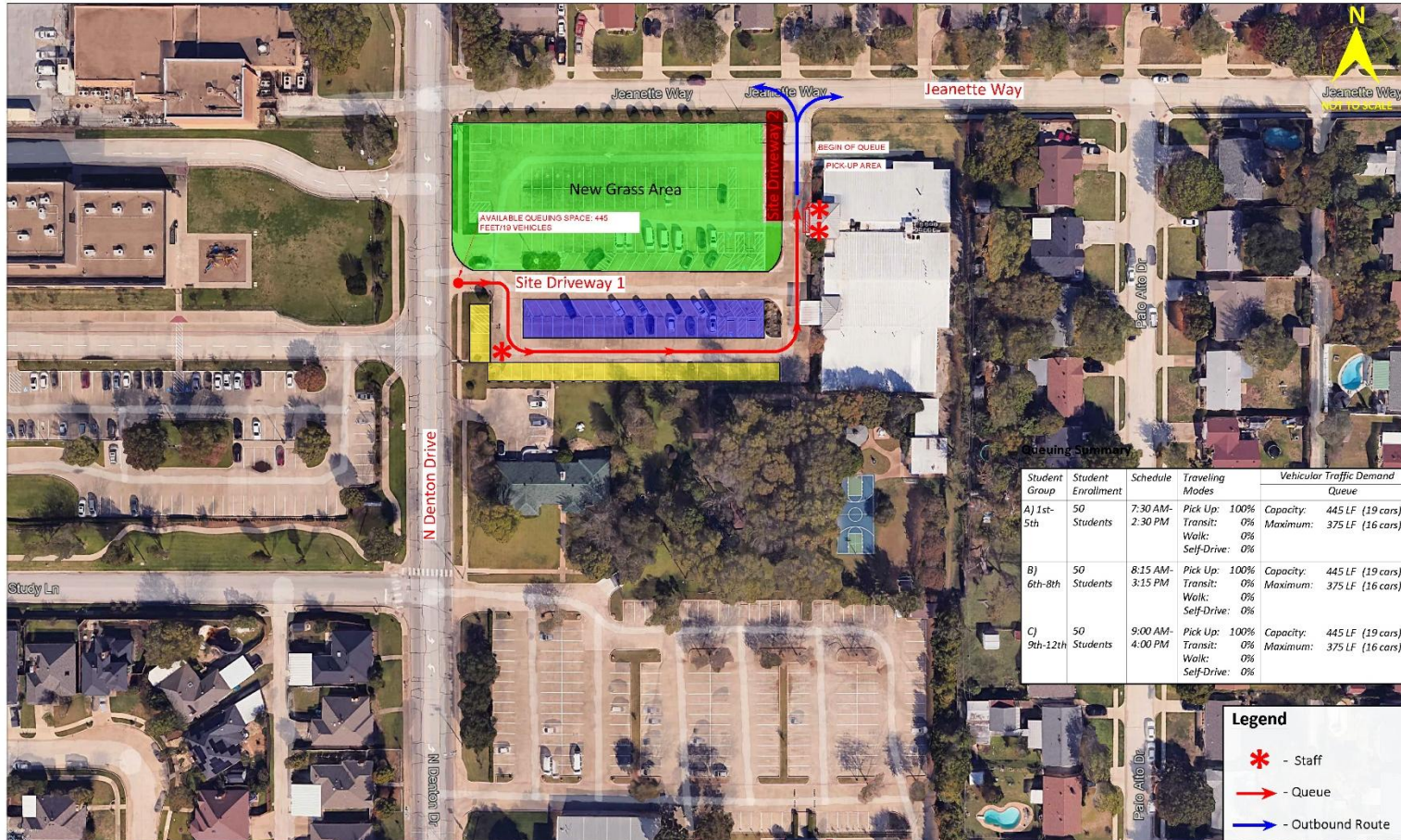
CARROLLTON SUP

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EXHIBIT D

CONCEPTUAL TRAFFIC MANAGEMENT PLAN



Queuing Summary

Student Group	Student Enrollment	Schedule	Traveling Modes	Vehicular Traffic Demand	
				Queue	
A) 1st-5th	50 Students	7:30 AM-2:30 PM	Pick Up:	100%	Capacity: 445 LF (19 cars)
			Transit:	0%	Maximum: 375 LF (16 cars)
			Walk:	0%	
			Self-Drive:	0%	
B) 6th-8th	50 Students	8:15 AM-3:15 PM	Pick Up:	100%	Capacity: 445 LF (19 cars)
			Transit:	0%	Maximum: 375 LF (16 cars)
			Walk:	0%	
			Self-Drive:	0%	
C) 9th-12th	50 Students	9:00 AM-4:00 PM	Pick Up:	100%	Capacity: 445 LF (19 cars)
			Transit:	0%	Maximum: 375 LF (16 cars)
			Walk:	0%	
			Self-Drive:	0%	

Legend

- * - Staff
- - Queue
- - Outbound Route

LEGEND:

- New Grass Area
- Staff Parking
- Staff/Parent Parking

PROMET ENGINEERS
 TRANSPORTATION ENGINEERING & PLANNING
 TBPE Firm Registration No.: F-25044
 Phone 469-640-7708 Web www.prometengineers.com
 9550 Forest Lane, Suite 342, Dallas, Texas 75243

EXHIBIT: 6

TITLE: Traffic Management Plan - Precision Preparatory

DATE: April 27, 2026

TRAFFIC IMPACT ANALYSIS FOR PRECISION PREPARATORY, CARROLLTON, TEXAS