

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ORDINANCE NUMBER 1470, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, AMENDING THE TEXT OF ARTICLE XX. TRANSIT CENTER DISTRICT, PART 2 (TMTC) TRINITY MILLS TRANSIT CENTER DISTRICT REGULATIONS OF THE COMPREHENSIVE ZONING ORDINANCE TO AMEND SECTION C. GENERAL DISTRICT STANDARDS 4. SUBDISTRICT STANDARDS RELATED TO MINIMUM BUILDING HEIGHT; 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 Sixth day of April 2023, the Planning & Zoning Commission considered and made recommendation on a change to the Comprehensive Zoning Ordinance of the City of Carrollton (Case No. PLZT 2023-013); and

WHEREAS, the City Council conducted a public hearing on the Sixth day of June 2023, at which all persons were given an opportunity to present testimony; 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.

Article XX. Transit Center District Regulations, Part 2 Trinity Mills Transit Center District Regulations, Section C. General District Standards, 4. Sub-district Standards of the Comprehensive Zoning Ordinance, City of Carrollton, Texas, is hereby amended to state the following:

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4. SUB-DISTRICT STANDARDS:

SUB-DISTRICT STANDARDS

STANDARD	Trinity Mills
Building Height	Min: 5 stories Max: Unlimited
Build-to Lines	Zero feet from the ROW (6 feet from the ROW if abutting IH-35E and/or Trinity Mills Road)
Side and Rear Setback Lines (not abutting any ROW)	In accordance with the applicable requirements of the building codes of the City of Carrollton

- a. A license agreement is required for any encroachment into the right-of-way, unless specified in an incentive agreement between the City and Developer.”

Section 3.

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 4.

The provisions of this ordinance are severable in accordance with Section 10.07 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.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 7.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Sixth day of June, 2023.

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

Loren Shapiro, AICP
Planning Manager