

PLANNING DEPARTMENT
City of Carrollton
Date: 07/07/15

PLANNED DEVELOPMENT NO. 199
DEVELOPMENT NAME: Denton Dr. Residential Infill

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NO. 199 TO CHANGE THE ZONING OF PROPERTIES TOTALING APPROXIMATELY 9.2 ACRES LOCATED ALONG THE WEST SIDE OF A SECTION OF DENTON DRIVE, PROVIDING FOR THE (SF-7/14) SINGLE-FAMILY RESIDENTIAL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS; AMENDING ACCORDINGLY THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Fourth day of June, 2015, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 05-15Z2);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

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.

I. Permitted Uses

Planned Development Number 199 is hereby established for certain properties totaling approximately 9.2 acres located on the west side of a section of Denton Drive, and more specifically illustrated on the attached Exhibit A, providing for the following uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Residential District, in accordance with Article VII of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

II. Special Development Standards

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

1. The maximum building coverage shall not exceed sixty-five percent (65%) of the lot.
2. Cementitious lapboard siding is an allowed exterior material. The siding shall not be 4' x 8' panels.
3. Driveways shall be concrete material. For portions of a driveway located beyond the rear of the main structure, an alternate material may be approved by staff.
4. The minimum side setback on internal lots or on lots abutting an alley shall be five (5) feet with a minimum of ten (10) feet of separation between structures.
5. The minimum rear setback shall be ten (10) feet.
6. The garage door shall be stained natural cedar or faux wood having the appearance of stained natural cedar when it is visible from a public street.

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 Seventh day of July, 2015

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

Denton Drive Residential Infill PD Boundary Map

