

PLANNING DEPARTMENT
City of Carrollton

SPECIAL USE PERMIT NO. 427
DEVELOPMENT NAME: Alexan Carrollton

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 427 FOR AN APARTMENT COMPLEX UPON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CARROLLTON PARKWAY AND SH-121; 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 a public hearing held on the 1st day of October, 2015, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. 09-15SUP2); 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, 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 427 is hereby established for a certain approximately 11.5-acre tract located at the northeast corner of Carrollton Parkway and SH-121 and described on the attached Exhibit A and depicted on the attached Exhibit B, providing for the following:

I. Permitted Use

Apartment Complex

II. Special Development Standards

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

1. Development shall be in substantial conformance with Exhibits C, D and E with the following exception:
 - a. The proposed driveway shall line up with Maumee Drive (the lane alignment on Maumee and the developer's ingress and egress shall line up with the through lanes on Maumee Drive).

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 the 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 Third day of November, 2015.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle F. Nelinson
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Michael McCauley
Senior Planner

EXHIBIT A

LEGAL DESCRIPTION:

11.406 ACRES

BEING a tract of land situated in the Harrison Young Survey, Abstract No. 1448, City of Carrollton, Denton County, Texas and being part of a tract of land described in Grant Deed to Shizue K. Watanabe, *et al*, recorded in Document No. 2014-5770, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 1X, Block A, of The Ridge at Indian Creek, according to the plat thereof recorded in Document No. 2014-362, Plat Records, Denton County, Texas, and being in the north right-of-way line of Carrollton Parkway (a variable width right-of-way) from which a 1/2-inch iron rod with plastic cap stamped "VOTEX" found bears S 34°58' E 0.3'

THENCE with said north right-of-way line, the following courses and distances, to wit:

South 81°00'42" West, a distance of 40.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 27°07'58", a radius of 1525.00 feet, a chord bearing and distance of North 85°25'19" West, 715.45 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 722.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the east corner of a right-of-way corner clip at the intersection on said north right-of-way line with the east right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE with said corner clip, North 21°22'49" West, a distance of 107.46 feet to a concrete "TxDOT" monument found at the beginning of a non-tangent curve to the left having a central angle of 10°19'36", a radius of 3834.22 feet, a chord bearing and distance of North 22°19'46" East, 690.13 feet;

THENCE with said east right-of-way line, in a northeasterly direction, with said curve to the left, an arc distance of 691.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southwest corner of a Castle Hills Phase V Section A according to the plat thereof recorded in Cabinet Y, Page 1, Plat Records, Denton County, Texas, and being the south line of a 30-foot alley as shown on said Castle Hills Phase V Section A, addition;

THENCE departing said east right-of-way line, and with said south right-of-way line, North 89°18'42" East, a distance of 429.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Lot 14, Block A, of said The Ridge at Indian Creek, addition;

THENCE departing said south right of way line, and with the west line of said The Ridge at Indian Creek, addition, South 7°15'57" East, a distance of 800.76 feet to the **POINT OF BEGINNING** and containing 11.406 acres or 496,826 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT B
LOCATION MAP

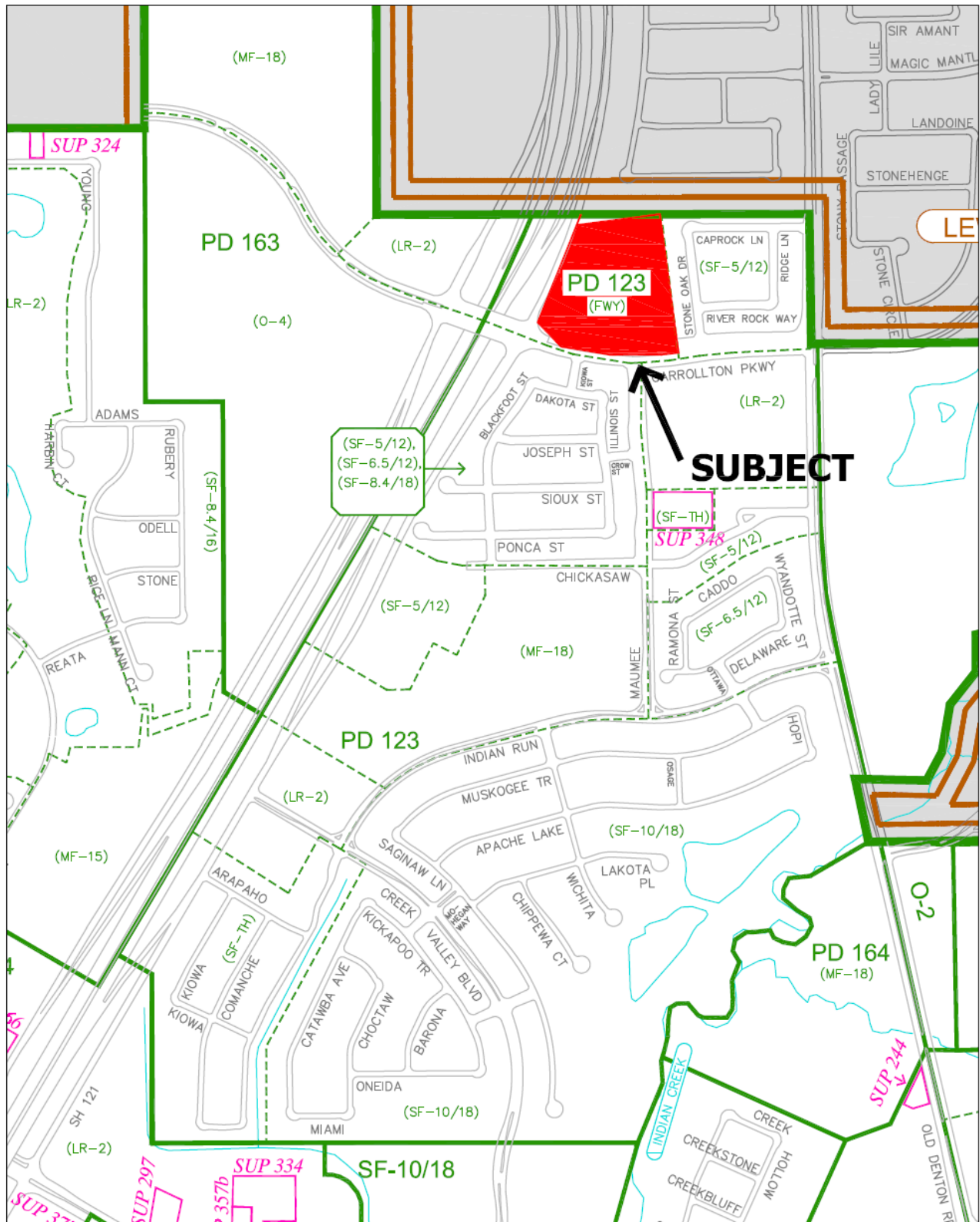


EXHIBIT C
CONCEPTUAL BUILDING ELEVATIONS 1 OF 3



3D VIEW - SOUTHWEST CORNER



3D VIEW - SOUTHEAST CORNER



14052
ARCHITECTURE DEMAREST
2001 PARK 10, DALLAS, TEXAS 75201
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ALEXAN CARROLLTON CONCEPTUAL 3D VIEWS

Carrollton, TX
09/18/15

EXHIBIT C
CONCEPTUAL BUILDING ELEVATIONS 2 OF 3



BUILDING 1
CONCEPTUAL 3D EAST ELEVATION



WOODSTONE
ACCENT SIDING

FIBER CEMENT
SIDING 1

FIBER CEMENT
SIDING 2

ASPHALT SHINGLES

STUCCO 1

STUCCO 2

BRICK 1

BRICK 2

NOT TO EXCEED 45 FT

MAX HEIGHT

Building 2 - Conceptual Elevation - North
Scale: 1/32" = 1'-0"



STUCCO 2

WOODSTONE
ACCENT SIDING

FIBER CEMENT SIDING 1

STUCCO 1

ASPHALT SHINGLES

FIBER CEMENT SIDING 2

BRICK 1

BRICK 2

NOT TO EXCEED 45 FT

MAX HEIGHT

Building 2 - Conceptual Elevation - South
Scale: 1/32" = 1'-0"

BUILDING 2 - MATERIAL PERCENTAGE	
STUCCO	35%
BRICK	24%
WOODSTONE ACCENT SIDING	15%
FIBER CEMENT SIDING	26%



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ALEXAN CARROLLTON CONCEPTUAL ELEVATIONS

Carrollton, TX
09/18/15

EXHIBIT C
CONCEPTUAL BUILDING ELEVATIONS 3 OF 3



CONCEPTUAL TYPICAL SIDE ELEVATIONS
SCALE: 1/16" = 1'-0"

ALEXAN CARROLLITON
09/24/2015



EXHIBIT E
CONCEPTUAL LANDSCAPE PLAN

