

PLANNING DEPARTMENT
City of Carrollton

CASE NO. 11-15Z1 CHURCH OF THE NAZARENE
Date: 12/01/15

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO CHANGE THE ZONING OF AN APPROXIMATELY 6.8-ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF HEBRON PARKWAY AND STANDRIDGE DRIVE FROM THE (SF-7/14) SINGLE-FAMILY RESIDENTIAL DISTRICT TO (O-1) OFFICE DISTRICT; AMENDING ACCORDINGLY THE OFFICIAL ZONING MAP; PROVIDING 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 Fifth day of November, 2015, the Planning and Zoning Commission considered and made a recommendation on a certain request for a Zoning change (Case No. 11-15Z1);

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.

The zoning designation of (SF-7/14) Single-Family Residential District for a certain approximately 6.8-acre tract located at the northwest corner of Hebron Parkway and Standridge Drive, more specifically depicted on the attached Exhibit A and graphically shown on the attached Exhibit B, is hereby amended to designate the said tract as (O-1) Office District, which provides for the following:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-1) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (O-1) Office District and the

Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-1) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) 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.

Section 3.

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

Section 4.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 5.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 6.

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 7.

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

PASSED AND APPROVED this the First day of December, 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
LEGAL DESCRIPTION

CARROLLTON CHURCH OF THE NAZARENE

LOT 1, BLOCK A

EXHIBIT B

ZONING MAP / LOCATION MAP

ZONING CHANGE FROM
(SF-7/14) SINGLE-FAMILY RESIDENTIAL DISTRICT TO (O-1) OFFICE DISTRICT

