

PLANNING DEPARTMENT
City of Carrollton

SPECIAL USE PERMIT NO. 434
The Branch Church

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 434 FOR A PRIVATE SCHOOL UPON PROPERTY LOCATED AT 3601 HUFFINES BOULEVARD; 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 Seventh day of January, 2015, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. 01-16SUP1); 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 434 is hereby established for a certain approximately 16-acre parcel located at 3601 Huffines Boulevard and being more specifically described on Exhibit A and generally depicted on Exhibit B, providing for the following:

I. Permitted Use

Private School

II. Special Development Standards

Development shall be in accordance with all City of Carrollton Ordinances and permitting requirements, and with the following special conditions, restrictions and regulations:

1. The development shall be consistent with the attached Exhibit C.
2. The six foot (6') high black, powder-coated chain link fence shall be permitted as shown on the attached Exhibit C.
3. The four foot (4') high white, vinyl coated (PVC) split-rail fence shall be permitted as shown on the attached Exhibit C.
4. The athletic field lighting with alternate shielding standards shall be permitted as shown on the attached Exhibit C.
5. The preschool shall be limited to fifty-six (56) children.
6. The preschool shall be limited to children approximately age two (2) to Pre-K.
7. The athletic field shall be used only as a sports practice field for children.
8. The athletic field cannot be used for a commercial activity.
9. The athletic field lighting shall be turned off no later than ten o'clock (10:00) p.m.
10. The athletic field shall not be used for tournaments.
11. No public address or loud speaker system shall be allowed to be used with the athletic field.
12. Bleachers shall not be allowed as part of the athletic field.

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 Second day of February, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Michael McCauley
Senior Planner

EXHIBIT A
Legal Description

3601 HUFFINES BOULEVARD
LOT 1, BLOCK A
ELM WOOD TRAIL ADDITION, PHASE 4

EXHIBIT B
Location Map

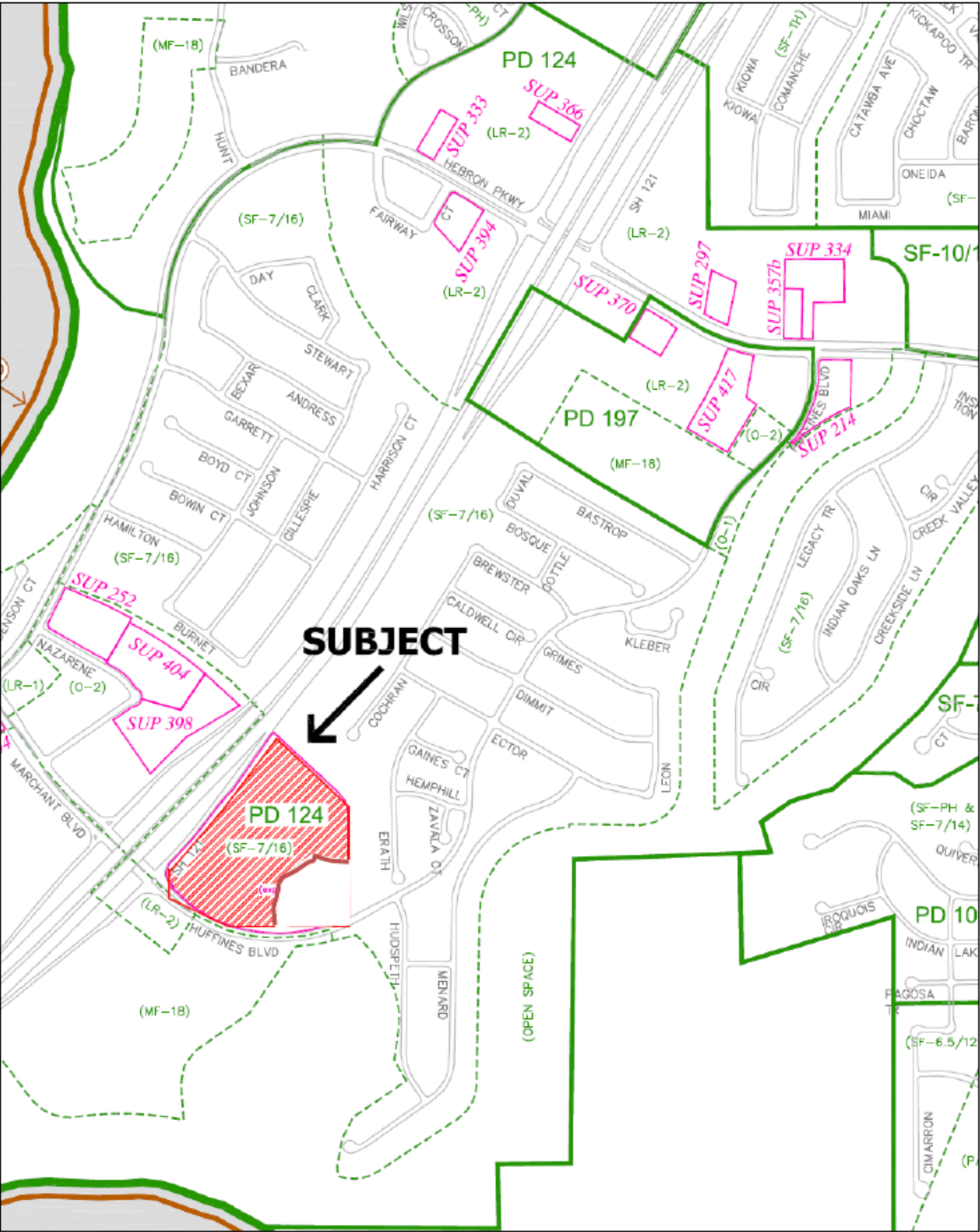


EXHIBIT C
Sheet 1 of 3
Aerial Photo



EXHIBIT C
Sheet 2 of 3
Athletic Field Fencing



EXHIBIT C
Sheet 3 of 3
Athletic Field Lighting

