

PLANNING DEPARTMENT  
City of Carrollton  
Date: 02/02/16

PLANNED DEVELOPMENT NO. 141  
DEVELOPMENT NAME: Blue Sky Sports

**ORDINANCE NUMBER \_\_\_\_\_**

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 141 PROVIDING FOR THE (LR-2) LOCAL RETAIL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS; 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 Seventh day of January, 2016, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 01-16Z1);

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

**WHEREAS**, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 40.5-acre tract; 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.**

Planned Development Number 141 is hereby amended in its entirety for a certain approximately 40.5-acre tract of land located at the southwest corner of Sandy Lake Road and the President George Bush Turnpike, and more specifically described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

## I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail 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.

## II. Special Development Standards

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

1. Development of a private sports facility, if any, shall be in accordance with the Conceptual Site Plan, Conceptual Elevation Drawings and Conceptual Landscape Plan attached hereto and incorporated herein as Exhibits C, D and E.
2. Buildings developed as a private sports facility may have a pre-cast, "tilt-wall" concrete façade.
3. Athletic field lighting shall be permitted. The provisions of Article XXVII Performance Standards, Section B Glare, Items (2) and (3) regarding shielding of the luminaires shall not apply. All athletic field lighting shall be directed only toward the surface of the athletic fields.
4. Retail development along Sandy Lake Road shall comply with the requirements of Article XIV Local Retail Districts of the Comprehensive Zoning Ordinance. Note that the retail development as shown on the Conceptual Site Plan (Exhibit C) is only intended to show one possible development plan, and is not to be construed to dictate location, number or design of buildings or parking lots on the retail sites.

SECTION 3.

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

SECTION 4.

Any person 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 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:

\_\_\_\_\_  
Christopher Barton, AICP  
Chief Planner

EXHIBIT A  
Legal Description

Being a 40.4512 acre parcel of land out of the Preston Witt Survey, Abstract No. 1566, City of Carrollton, Dallas County, Texas, and being part of Lot 2, Block A, McInnish Park, an addition to the City of Carrollton as recorded in Volume 95248, Page 655 of the deed records of Dallas County, Texas (DRDCT), as shown on the attached Exhibit "A" and being more particularly described as follows:

It is the intent to describe a parcel of land off the north end of the remainder of Lot 2, McInnish Park, said parcel being bounded partially on the north by the south line of the right of way for Sandy Lake Road and being bounded partially on the east by the west line of the right of way for SH 190, and being bound on the west by the west line of Lot 2:

Commencing for reference at the intersection of the south line of the right of way for Sandy Lake Road with the west line of the right of way for SH 190;

Thence south  $84^{\circ}26'29''$  west, with the south line of the right of way for Sandy Lake Road a distance of 68.82 feet to the point of beginning;

Thence south  $00^{\circ}05'53''$  east, departing said right of way line and crossing Lot 2, a distance of 331.64 feet to a point;

Thence north  $89^{\circ}54'07''$  east, a distance of 290.25 feet to a point on the west line of the right of way for SH 190 (George Bush Tollway);

Thence said right of way, the following 5 calls and distances:

1. Thence south  $12^{\circ}31'12''$  west, a distance of 100.66 feet to a point at the beginning of a tangent curve to the left;
2. Thence along said curve to the left, having a radius of 1419.00 feet, through a central angle of  $14^{\circ}05'55''$ , an arc distance of 349.17 feet, and having a chord which bears south  $05^{\circ}28'14''$  west, a distance 01'348.29 feet to a point;
3. Thence south  $01^{\circ}34'44''$  east, a distance 01'281.24 feet to a point;
4. Thence south  $16^{\circ}06'31''$  east, a distance of 646.75 feet to a point;
5. Thence south  $09^{\circ}51'47''$  east, a distance of 491.97 feet to a point;

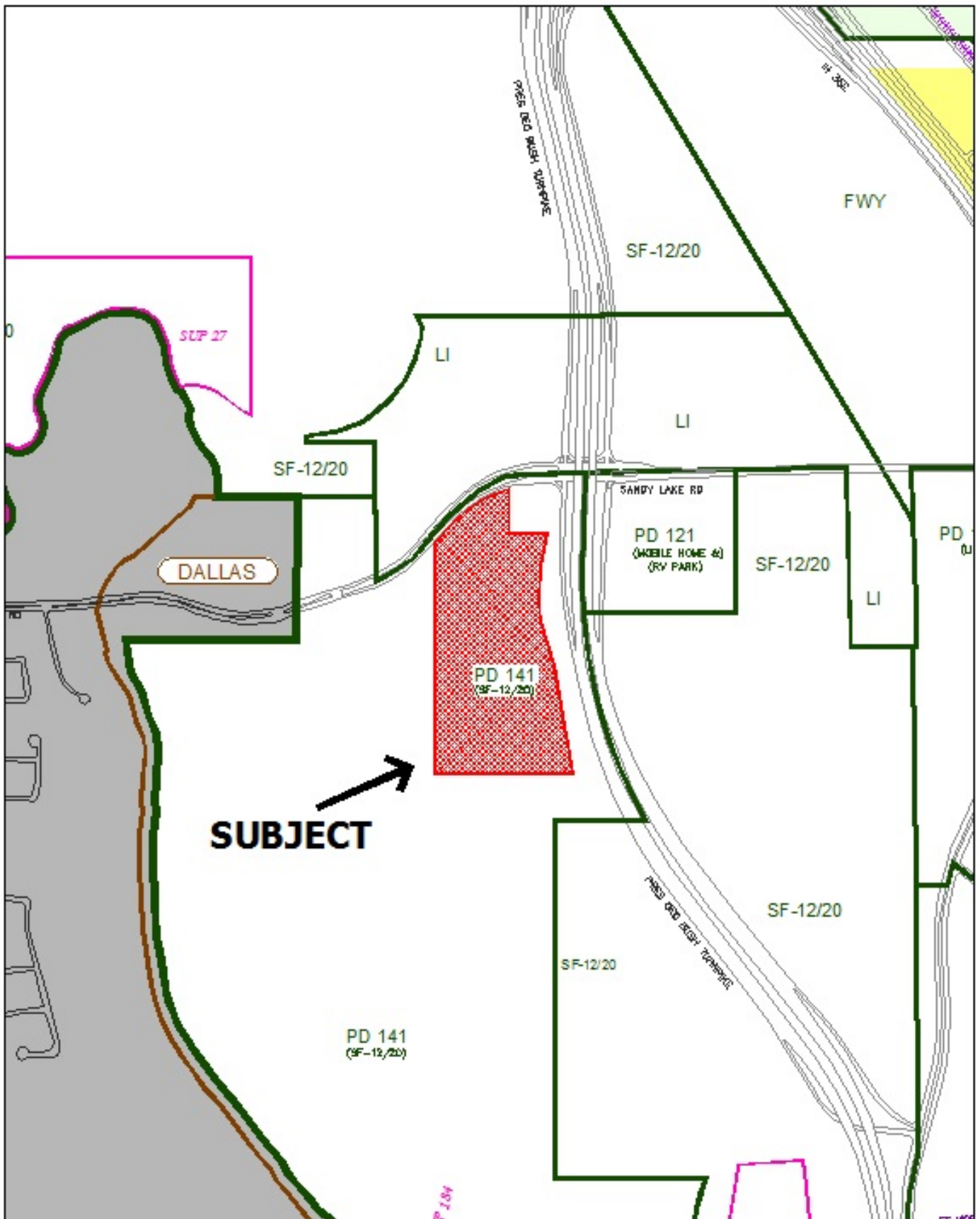
Thence south  $89^{\circ}54'07''$  west, departing said right of way and crossing Lot 2, a distance of 1076.95 feet to a point on the west line of lot 2, being the east line of lot 1, McInnish Park;

Thence north  $00^{\circ}05'53''$  west, with said common line, a distance of 1762.06 feet to a point on the south line of the right of way for Sandy Lake Road;

Thence with said right of way the following 3 calls and distances:

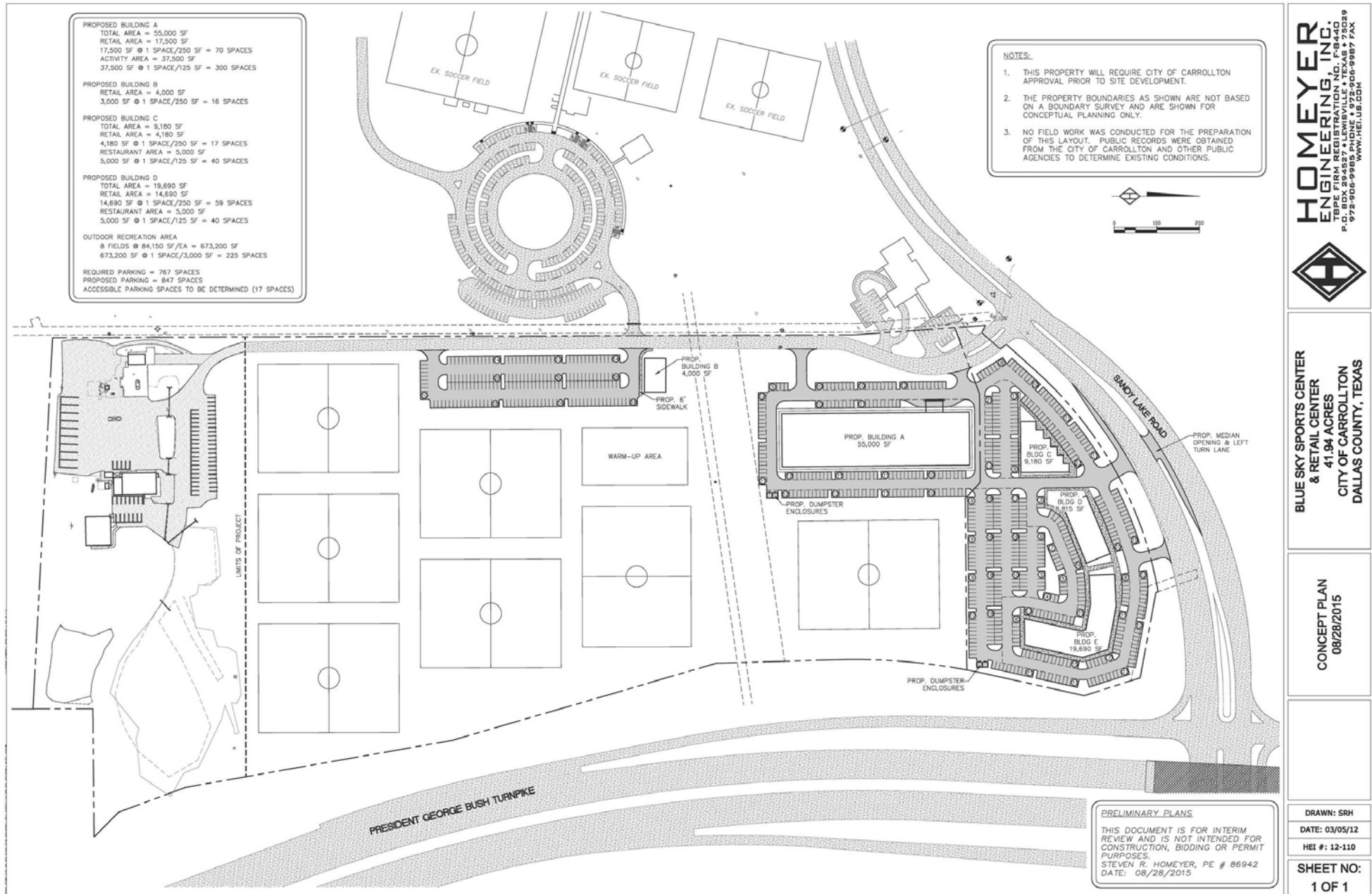
1. Thence north  $42^{\circ} 10' 14''$  east, a distance of 172.68 feet to a point at the beginning of a tangent curve to the right;
2. Thence along said curve to the right, having a radius of 940.00 feet, through a central angle of  $32^{\circ} 04' 22''$ , an arc distance of 526.19 feet, and having a chord which bears north  $58^{\circ} 12' 25''$  east, a distance of 519.35 feet to a point of tangent;
3. Thence north  $84^{\circ} 26' 29''$  east, a distance of 15.43 feet to the point of beginning, and containing 40.4512 acres of land

EXHIBIT B  
Location

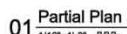


# EXHIBIT C

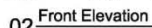
## Conceptual Site Plan




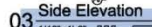




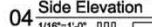
0 5



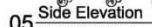
02 1/16"=1'-0" 



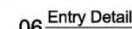
00  $1/16^5 = 1 \cdot 10^{-8}$  



0 5 10



1/16"=1'-0" 



00 3/16"=1'-0" 



**places made architecture**  
 "made up places made real"  
 214.868.7074  
 www.placesmadel.com  
 Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 103  
 Carrollton, Texas 75006

1

If the adjacent seal block does not contain the architect's seal, signature, and date; then this document is incomplete and may not be used for regulatory approval, permit, or construction.

**PlacesMade architecture**  
Philip Morse, TX Reg No. 17037

The Texas Board of Architectural Examiners is jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. PO Box 12337, Austin, TX 78711-2337. Tel: 305-395-9000. [www.bae.tx.gov](http://www.bae.tx.gov)

**TRI-STAR  
CONSTRUCTION, INC.  
GENERAL CONTRACTORS**  
3601 Yucca Drive Building #2  
Flower Mound, Texas 75028  
972.221.5558  
[www.tstarcorp.org](http://www.tstarcorp.org)



**Carrollton  
Location**

New Building for:



Project No. 15032

Date November 2015

Revisions

No.	Date
	December 31, 1915

Progress 12-21-15
Progress 12-22-15




--	--

scale verification

61-

Sheet  
1000

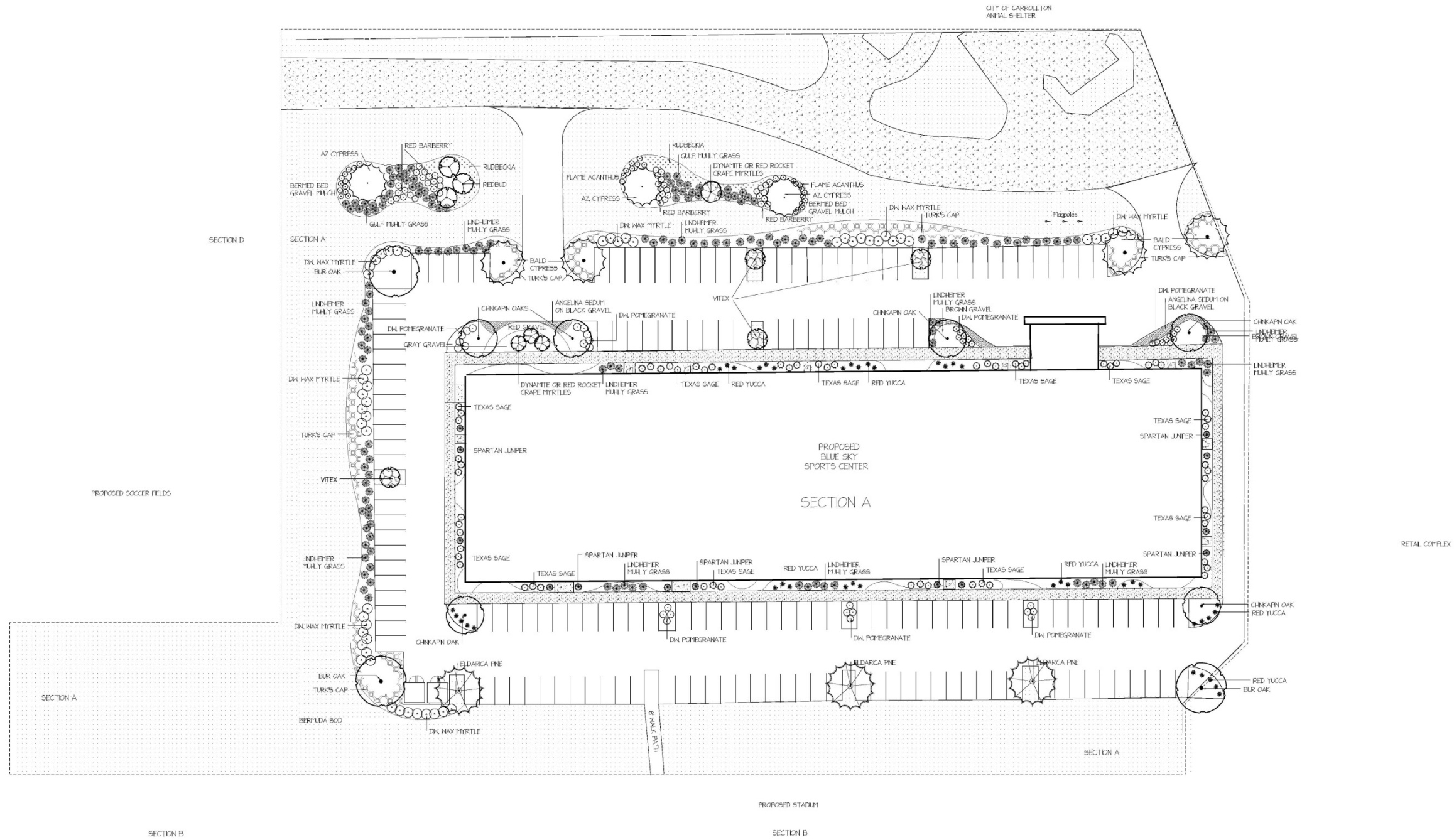
A2.1C

7/2/10

### Color Elevations

---





NATUREZONE, INC  
3177 CR 4B  
MELISSA, TX 75454  
972-727-4857  
DRAWN BY ANGELA HOOVER

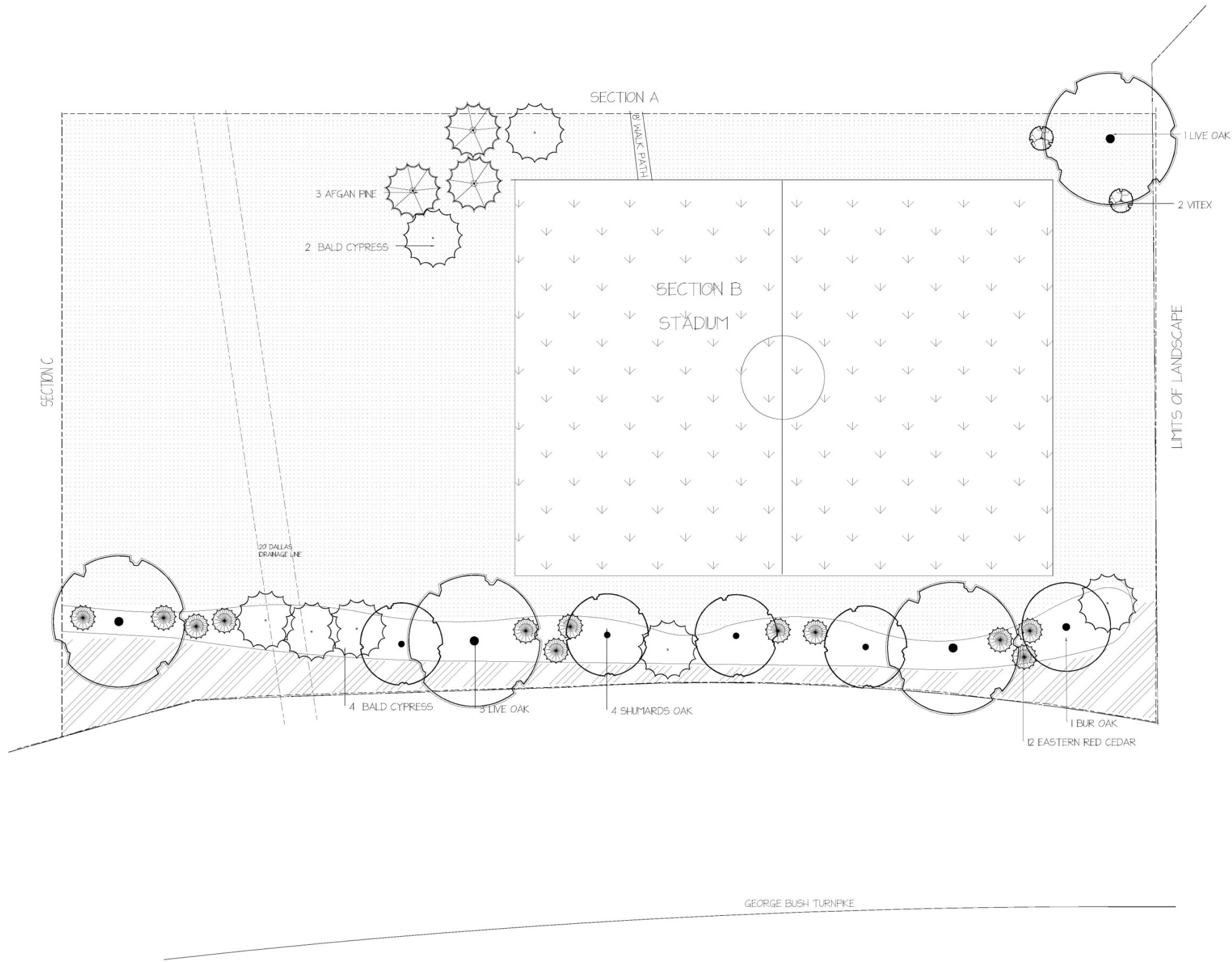
0 10 20 30  
SCALE: 1" = 30'  
NORTH

LANDSCAPE/  
PLANTING  
PLAN  
SECTION A

BLUE SKY SPORTS CENTER  
SECTION A - INDOOR VOLLEYBALL  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS  
DRAWING # L2

DATE  
JANUARY 13, 2016

SCALE  
1" = 30'



NATUREZONE, INC  
3177 CR 4B  
MELISSA, TX 75454  
972-727-4857  
DRAWN BY ANGELA HOOPER

0 15 30  
SCALE: 1" = 30' 0"



LANDSCAPE/  
PLANTING  
PLAN  
SECTION B

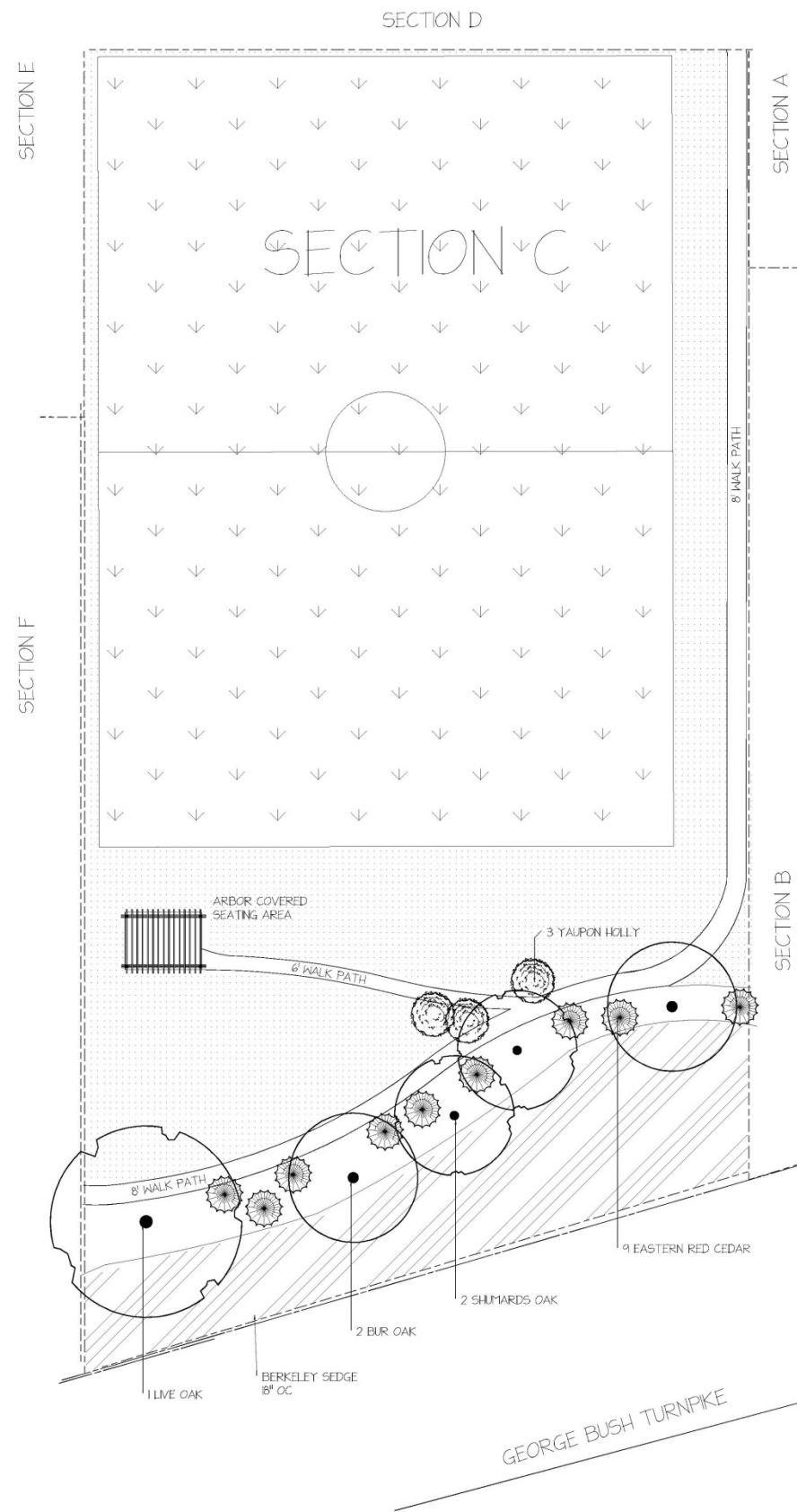
BLUE SKY SPORTS CENTER  
SECTION B - THE STADIUM  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

DRAWING #  
L3

DATE  
JANUARY 17, 2016

SCALE  
1" = 30' 0"





NATUREZONE, INC  
3177 CR 4B  
MELISSA, TX 75454  
972-727-4857  
DRAWN BY ANGELA HOFFER



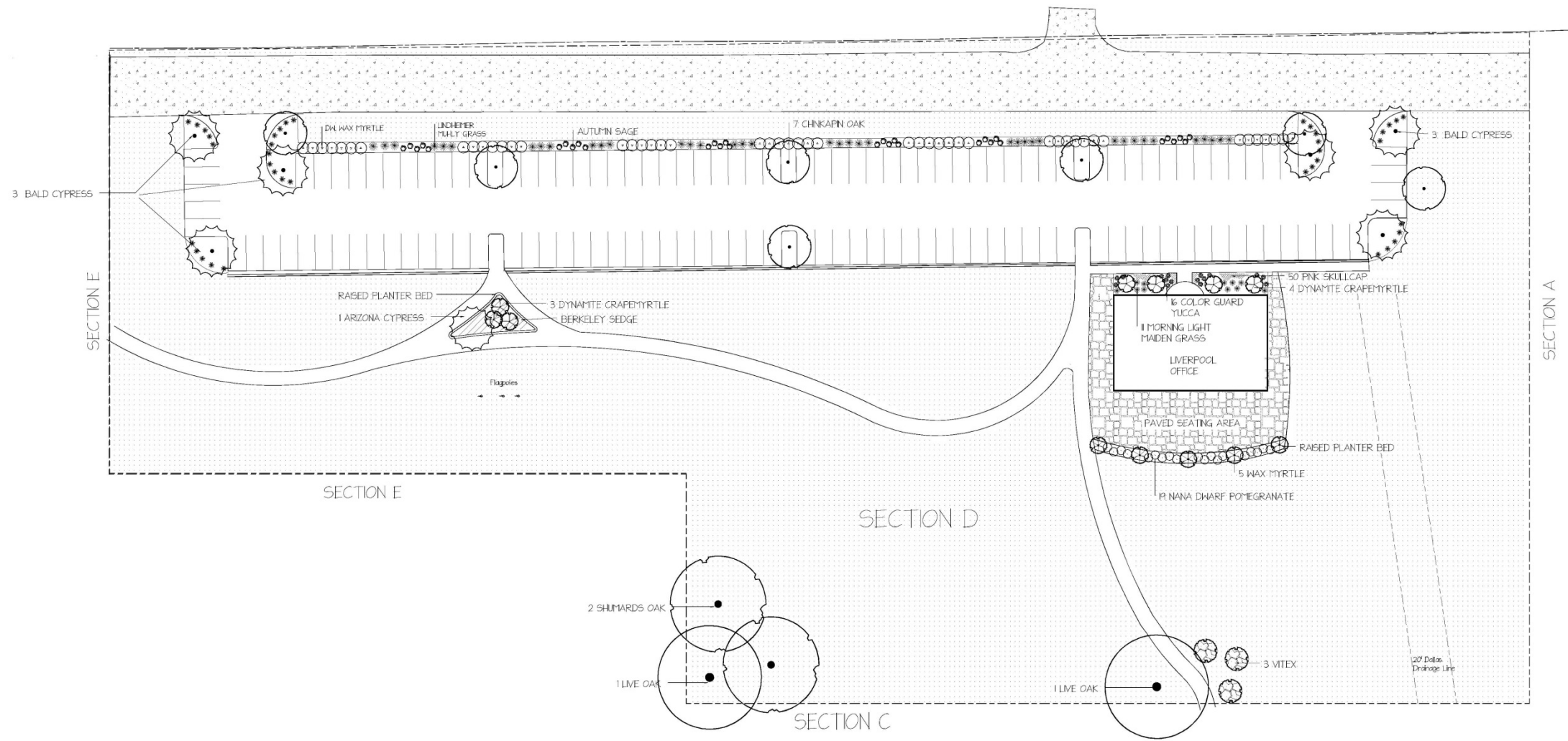
LANDSCAPE/  
PLANTING  
PLAN  
SECTION C

BLUE SKY SPORTS CENTER  
SECTION C - MIDDLE FIELD  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

SCALE  
1\"/>

DATE  
JANUARY 16, 2016

DRAWING #  
L-1



NATUREZONE, INC  
3177 CR 4B  
MELISSA, TX 75454  
972-727-4857  
DRAWN BY ANGELA HOFFER

1" = 30'

NORTH

LANDSCAPE/  
PLANTING  
PLAN  
SECTION D

BLUE SKY SPORTS CENTER  
SECTION D - LIVERPOOL OFFICE/PARKING  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

DRAWING #

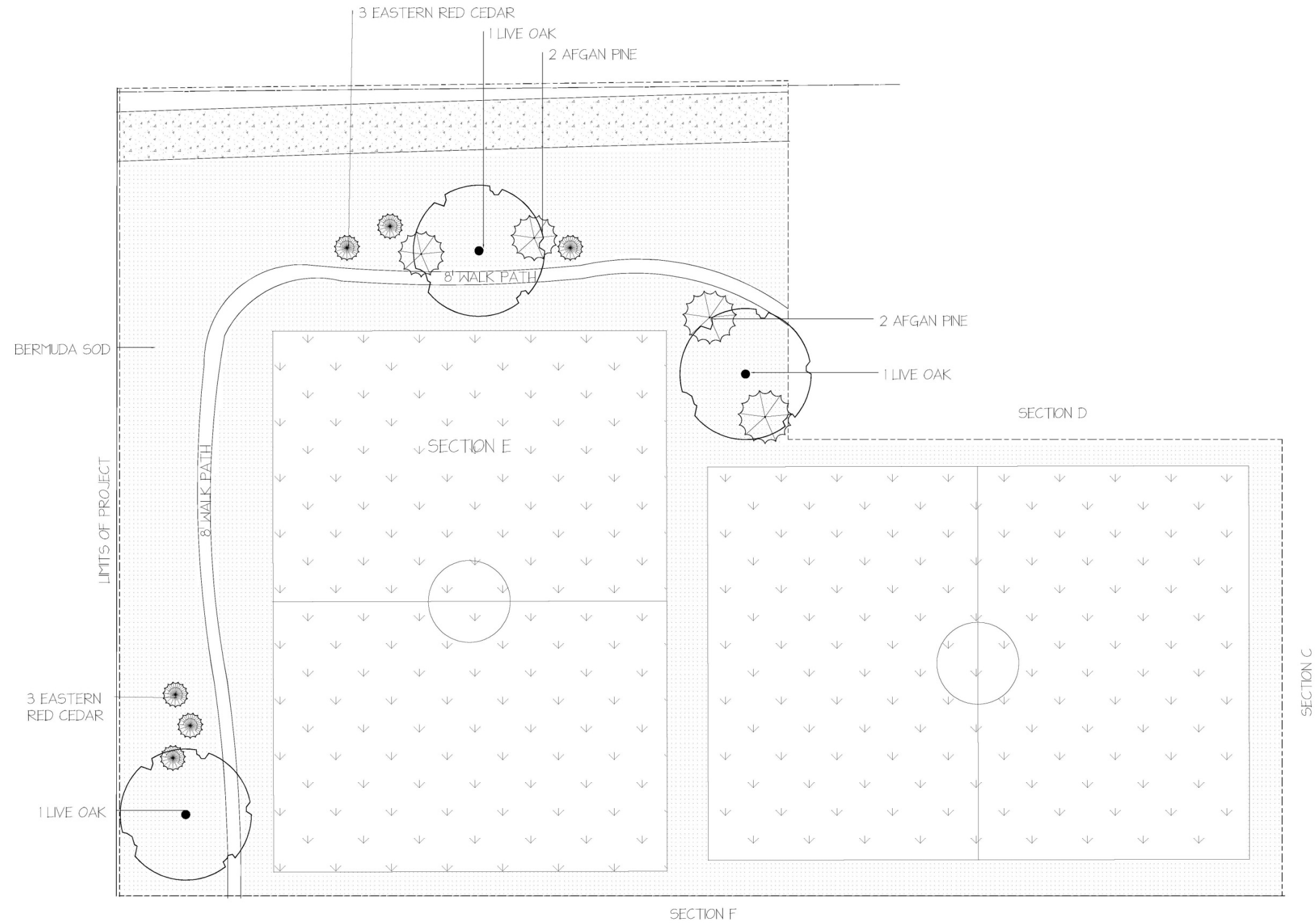
LS

SCALE

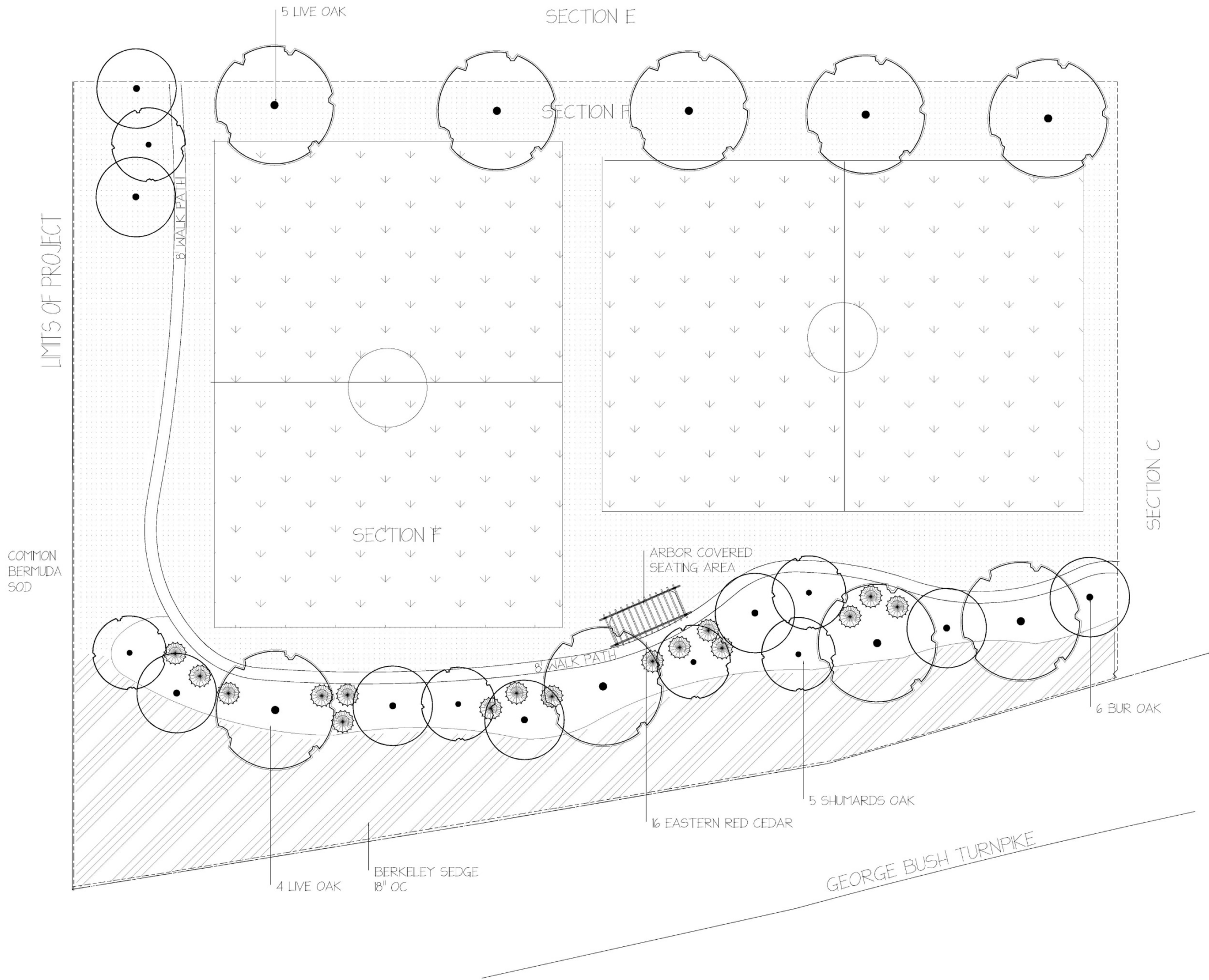
1" = 30'

DATE

JANUARY 17, 2016



BLUE SKY SPORTS CENTER SECTION E - SOCCER FIELDS CITY OF CARROLLTON DALLAS COUNTY, TEXAS	SCALE 1" = 30' 0"	DATE JANUARY 17, 2016	DRAWN BY L.G.
	LANDSCAPE/ PLANTING PLAN SECTION E		
NATUREZONE, INC 3177 CR 4B MELISSA, TX 75454 972-727-4857 DRAWN BY ANGELA HOOPER		SCALE 1" = 30' 0" NORTH	



NATUREZONE, INC  
3177 CR 413  
MELISSA, TX 75454  
972-727-4857  
DRAWN BY ANGELA HOOVER

SCALE 1" = 30' 0"



NORTH

LANDSCAPE/  
PLANTING  
PLAN

SECTION F

BLUE SKY SPORTS CENTER  
SECTION F - SOCCER FIELDS  
CITY OF CARROLLTON  
DALLAS COUNTY, TEXAS

DRAWING #

L7

DATE

JANUARY 15/2016

SCALE

1" = 30'