

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY SPECIAL USE PERMIT NUMBER 401 AS ESTABLISHED BY ORDINANCE 3522 ON OCTOBER 9, 2012 PROVIDING FOR TEMPORARY ACCESSORY BUILDINGS NOT MEETING THE FAÇADE MASONRY CONTENT REQUIREMENT UPON SAID PROPERTY LOCATED ON LOT 1, BLOCK A, ALDERSGATE UNITED METHODIST CHURCH (3926 OLD DENTON ROAD); AMENDING 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 Eighteenth day of August 2016, the Planning & Zoning Commission considered and made a recommendation on a request regarding a Special Use Permit (Case No. 08-16SUP1); and,

WHEREAS, the City Council is of the opinion and finds that allowing for temporary accessory buildings not meeting the façade masonry content requirement and remaining on the property for an extended time, benefits the citizens of Carrollton; 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 401 is hereby amended in its entirety for a certain tract located on Lot 1, Block A, Aldersgate United Methodist Church (3926 Old Denton Road), Denton County, Texas, and more specifically described on the attached Exhibits A and B, providing for the following:

I. Permitted Uses

Temporary Accessory Buildings Not Meeting The Façade Masonry Content Requirement

II. Special Development Standards

Development shall be in accordance with the Conceptual Site Plan and Temporary Buildings, Exhibit C; Master Conceptual Site and Landscape Plan, Exhibit D; and Conceptual Building Elevations, Exhibit E; and in accordance with the following special conditions, restrictions, and regulations:

1. Temporary accessory buildings shall remain behind the main building in accordance with the Conceptual Site Plan and Temporary Buildings, attached herein as Exhibit C.
2. Future development shall be in accordance with the Conceptual Master Site and Landscape Plan attached hereto as Exhibit D.
3. Any future additions shall be in accordance with the Conceptual Building Façade, attached hereto as Exhibit E.
4. Temporary accessory buildings shall be limited to no more than three buildings, and no more than 1,000 square feet per building.
5. Temporary accessory buildings shall not be required to meet the minimum required façade masonry content of the Comprehensive Zoning Ordinance.
6. Temporary accessory buildings shall be maintained in good condition, including – but not limited to – exterior paint and roofing material.
7. A screening hedgerow of 31 Yaupon Hollies, a minimum of five feet in height at the time of planting, planted 6 feet on center shall be installed along the northern property line, as shown on the Conceptual Master Site and Landscape Plan, attached herein as Exhibit D. Said landscaping shall extend from the extension of the eastern most portion of the church building as shown to the extension of the easternmost portion of the portable buildings. The hedgerow shall be planted and maintained in accordance with the Article XXV Landscaping & Buffering of the Comprehensive Zoning Ordinance. All landscaping shall be maintained.
8. All temporary accessory buildings shall be removed from the site no later than December 31, 2020. There shall not be any additional extensions of time for temporary buildings.

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 Sixth day of September, 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:

Loren Shapiro, AICP
Chief Planner

ORDINANCE NO. _____
Case No. 08-16SUP1 Aldersgate Church Portables

Exhibit A

Legal Description

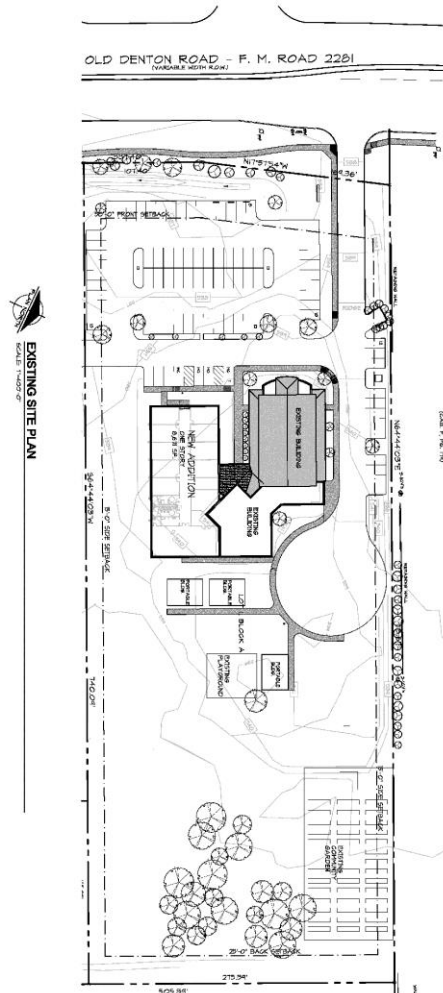
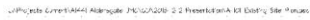
(3926 OLD DENTON ROAD)
ALDERSGATE UNITED METHODIST CHURCH
LOT 1, BLOCK A
Carrollton, Denton County, Texas

Exhibit B



Case No. 08-16SUP1 Aldersgate Church Portables

Conceptual Site Plan and Temporary Buildings



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SHEET NO. **A-101**
OF

JOB NO. A1441
DATE: June 27, 2016

ALDERSGATE UMC CLASSROOM ADDITION
ALDERSGATE UMC
3926 Old Denton Road
Carrollton, Texas 75007



WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1110 S. ELM STREET
CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5

Exhibit D
Conceptual Master Site and Landscape Plan



Exhibit E

Conceptual Building Elevations

