

PLANNING DEPARTMENT  
City of Carrollton  
Date: 01/08/2019

North Dallas Family Church (Zoning Map Amendment)

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING THE ZONING ON AN APPROXIMATELY 3.27-ACRE TRACT AND ADJACENT SOUTH ONE-HALF OF COX STREET RIGHT-OF-WAY LOCATED AT 1700 SOUTH JOSEY LANE FROM (SF-7/14) SINGLE FAMILY RESIDENTIAL DISTRICT TO (O-2) OFFICE DISTRICT; PROVIDING FOR MODIFIED DEVELOPMENT STANDARDS UPON SAID PROPERTY; 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 Sixth day of December, 2018, the Planning and Zoning Commission considered and made recommendations on a zoning request rezoning certain tracts (Case No. 12-18Z2);

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended, and is consistent with the current and longstanding use of the subject property;

**WHEREAS**, this establishment of zoning will amend the zoning of a certain tract of approximately 3.27-acres and the adjacent south one-half of Cox Street right-of-way; 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 map is hereby amended in its entirety for a certain 3.27-acre tract and the adjacent south one-half of Cox Street right-of-way, described in Exhibit A, and depicted on the attached Exhibit B, located at 1700 South Josey Lane at the southwest corner of Josey Lane and Cox Street rezoning said tracts from (SF-7/14) Single-Family Residential District to (O-2) Office District.

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 8<sup>th</sup> day of January, 2018

CITY OF CARROLLTON

By:

\_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Garber  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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Susan Keller  
Assistant City Attorney

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Loren Shapiro, AICP  
Chief Planner

**EXHIBT A**

WILLIAM LARNER ABST 799 PG 512 TR 32 consisting of a 3.2616-acre Tract and the south one-half right-of-way of Cox Street located at 1700 South Josey Lane and on the southwest corner of Josey Lane and Cox Street, and as depicted on Exhibit B.

**EXHIBIT B**

