

PLANNING DEPARTMENT
City of Carrollton
Date: 07/09/2019

PLANNED DEVELOPMENT NO. 102
DEVELOPMENT NAME: Sacred Heart of Jesus

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND PLANNED DEVELOPMENT NO. 102 (PD 102) PROVIDING FOR THE (SF-12/20) SINGLE-FAMILY DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS BY AMENDING, RESTATING AND REPLACING PD 102 AND ORDINANCE NUMBER 3068 IN THEIR ENTIRETY; 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 Sixth day of June, 2019, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. PLZ 2019-042); 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 conducted a public hearing on the Ninth day of July, 2019, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 8.5-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 102 is hereby amended, restated, and replaced, in its entirety for an approximately 8.5-acre tract of land located on the Lot 2R, Block A, Heritage

Gardens, Part 2, being 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 (SF-12/20) Single-Family 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 (SF-12/20) Single-Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-12/20) Single-Family 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 shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C; Conceptual Landscape Plans, as shown on Exhibit D; and Conceptual Building Elevations, as shown on Exhibit E, respectively.
2. The minimum brick or stone content of each elevation shall be 70 percent. The exception is allowing 100 percent metal exterior material for the south façade of the storage building.
3. The maximum building height shall be 41 feet.
4. Evergreen ornamentals shall be planted between the storage building and south property line, with species maturing and screening the structure, as provided on Exhibit D, Conceptual Landscape Plan.
5. Lighting fixtures for any new parking lot, or the expansion of the existing parking lot that would include new lighting facilities, shall be shielded from all property lines.
6. Any tree with a minimum caliper inch measurement of 4 inches, which is removed from the area for the construction of the southern parking lot, shall be replaced in accordance with the Tree Ordinance along the eastern property line of the southern parking lot.
7. Only two driveways are permitted along Denton Drive.

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.

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 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 Ninth day of July, 2019.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro, AICP
Chief Planner

Exhibit A

Legal Descriptions

BEGINNIG at a 1/2" iron rod with a yellow plastic cap, stamped "RPLS 5310" set for corner in the East line of Old Denton Road, 110' public right-of-way (future 120-foot), at the common West corner of said Lot 2 and Lot 1 of said Heritage Gardens-Part 2, said point also being in a curve to the left, having a radius of 1460.00 feet, a central angle of 15°44'19", and a chord which bears North 16°58'43" East, a distance of 399.79 feet;

THENCE South 89°40'33" East, a distance of 224.31 feet to a 1/2" iron rod with a yellow plastic cap, stamped "RPLS 5310" set at the Common East corner of said Lots 1 and 2 and being in the West line of said 5.00 acre tract;

THENCE North 00°39'13" East, along the East line of said Lot 2 and the West line of said 5.00 acre tract, a distance of 13.51 feet to a 1/2" iron rod found at the Northwest corner of said 5.00 acre tract and the Southwest corner of Lot 1, Block A, of Heritage Gardens Addition, an Addition to the City of Carrollton, Dallas County, Texas, according to the plat thereof recorded in Volume 93109, Page 7608, Deed Records, Dallas County, Texas;

THENCE South 89°24'08" East, a distance of 544.78 feet to a 1/2" iron rod found in the West line of Denton Drive North, a variable width right-of-way, at the common East corner of said 5.00 acre tract and of last mentioned Heritage Gardens Addition, from which a 5/8" iron rod found for reference bears North 89°18'58" West, a distance of 5.68 feet;

THENCE South 00°41'40" West, along the West line of said Denton Drive North, a distance of 400.28 feet to a 1/2" iron rod found at the Southeast corner of said 5.00 acre tract and the Northeast corner of a tract of land described in a deed to Tony Byron Dycus et ux, recorded in Volume 97058, Page 3708, Deed Records, Dallas County, Texas;

THENCE North 89°15'02" West, a distance of 279.13 feet to a 1/2" iron rod found at the common North corner of said 1.034 acre tract and said Dycus tract;

THENCE South 15°43'12" West, a distance of 206.33 feet to a 1/2" iron rod found at a common angle point in said 1.034 acre tract and said Dycus tract;

THENCE South 18°07'31" East, a distance of 120.01 feet to a "P.K." nail found in concrete at the Southeast corner of said 1.034 acre tract;

THENCE North 86°08'24" West, a distance of 169.66 feet to a 1/2" iron rod found at the Southwest corner of said 1.034 acre tract in the East line of Lot 1, Block 1, of Central Pump Station Addition, an Addition to the City of Carrollton, Dallas County, Texas, according to the plat thereof recorded in Volume 88216, Page 3844, Deed Records, Dallas County, Texas;

THENCE North 03°52'36" East, a distance of 304.26 feet to a 1/2" iron rod found at the common North corner of last mentioned Lot 1 and said 1.034 acre tract;

THENCE North 89°17'34" West, a distance of 434.76 feet to a 1/2" iron rod with a yellow plastic cap, stamped "RPLS 5310" set in the East line of said Old Denton Road at the common West corner of last mentioned Lot 1 and said Lot 2, from which a 3/8" iron rod found for reference bears South 87°29'10" West, a distance of 11.07 feet;

THENCE in a Northeasterly direction, along said East line of Old Denton Road, an arc distance of 401.05 feet to the PLACE OF BEGINNING and containing 366,833 square feet or 8.421 acres of land.

Including the adjacent west ½ of N. Denton Drive and east ½ of Old Denton Road right of way.

Page 7

Conceptual Site Plan

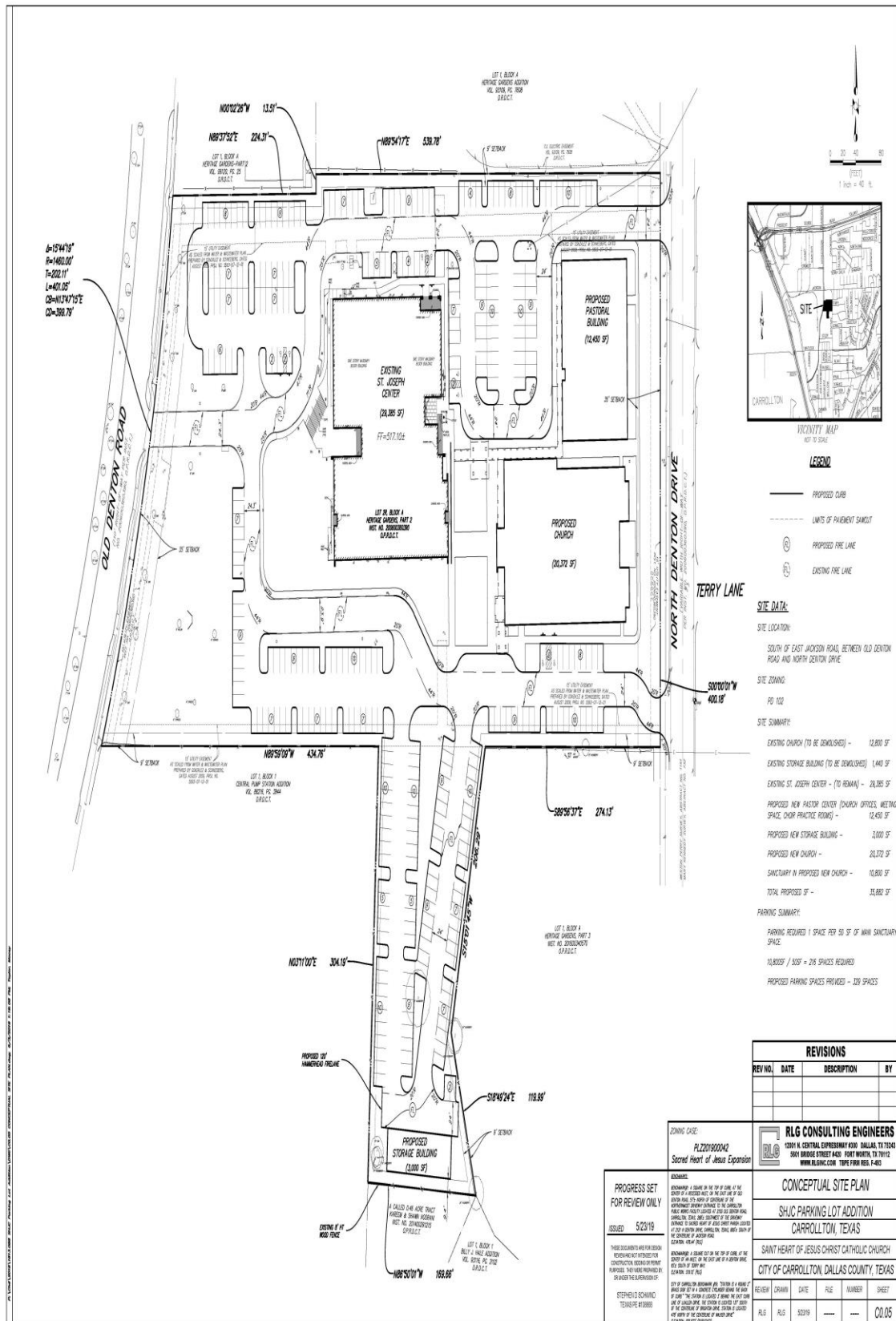


Exhibit D

Conceptual Landscape Plans

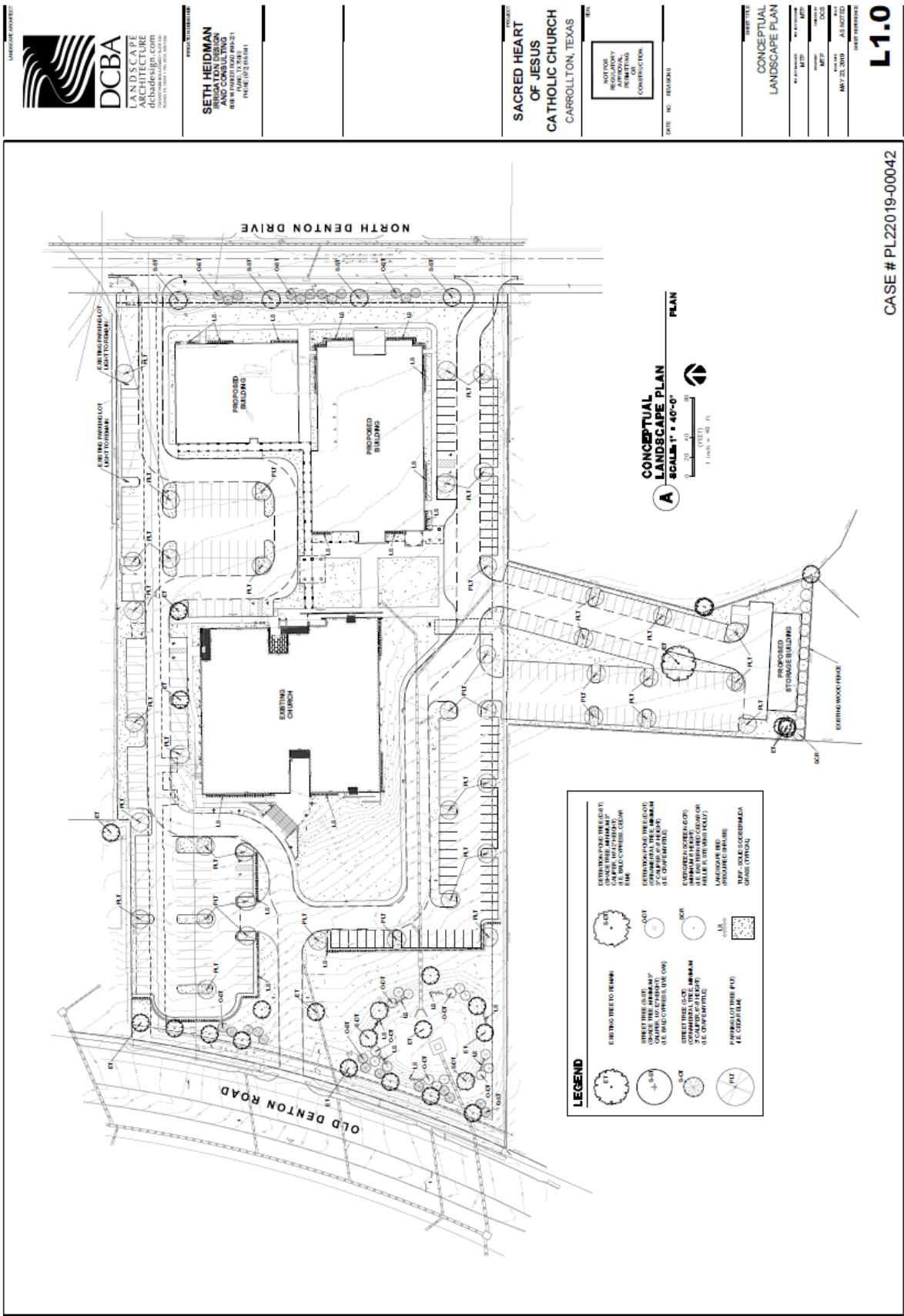
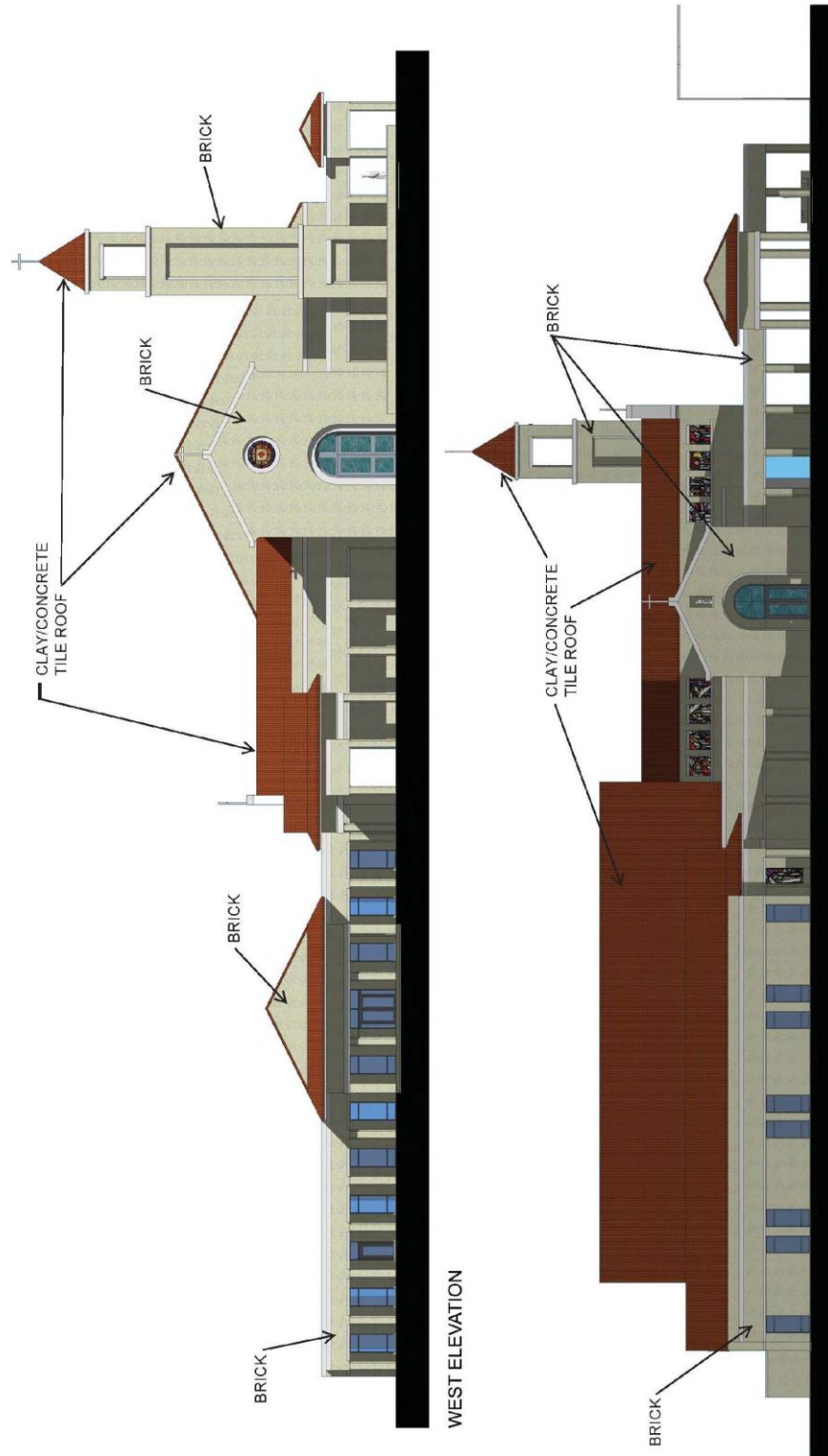


Exhibit E

Conceptual Building Elevations

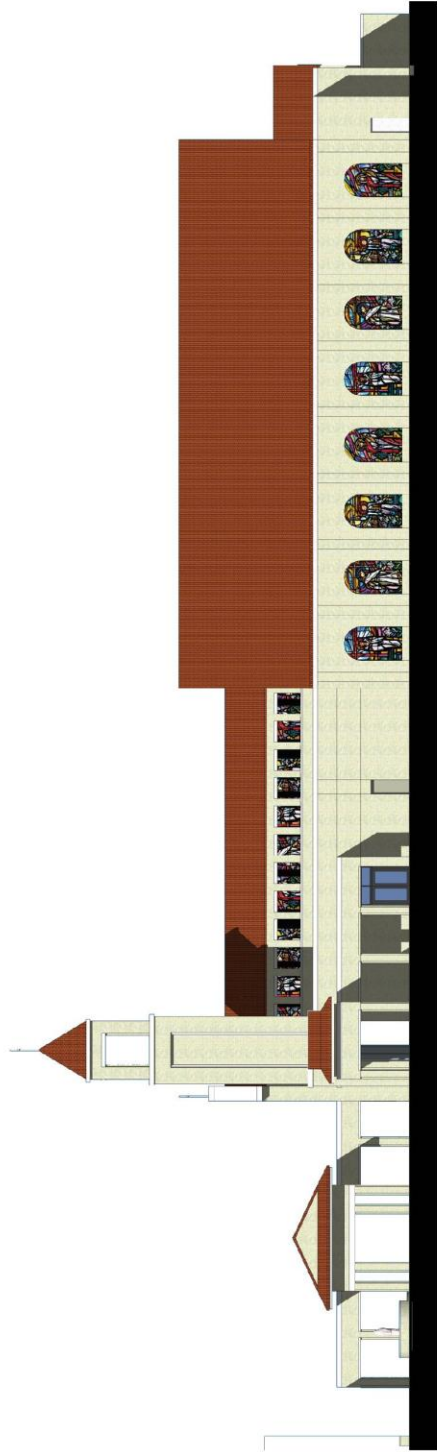


SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
ELEVATIONS

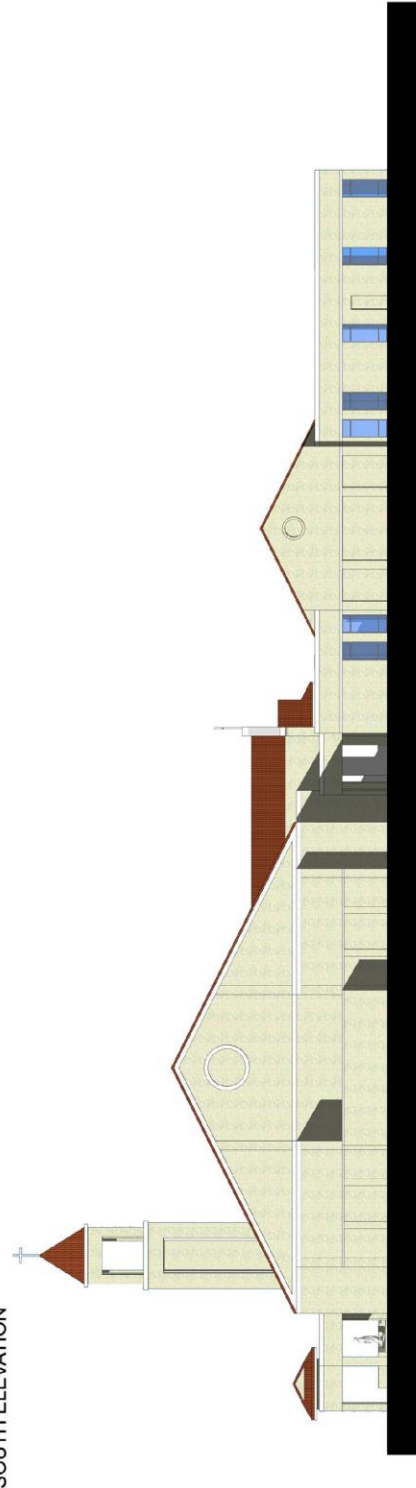


Exhibit E

Conceptual Building Elevations



SOUTH ELEVATION



EAST ELEVATION



SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
ELEVATIONS



05.24.19

Exhibit E

Conceptual Building Elevations



SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
AERIAL VIEW

10.26.18



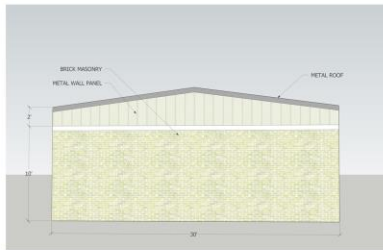
SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
FACADE VIEW

10.26.18

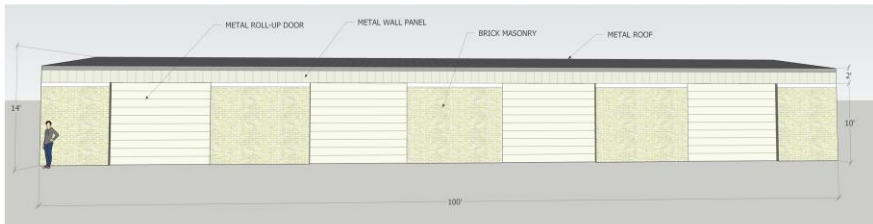


Exhibit E

Conceptual Building Elevations



WEST ELEVATION - 70% MASONRY

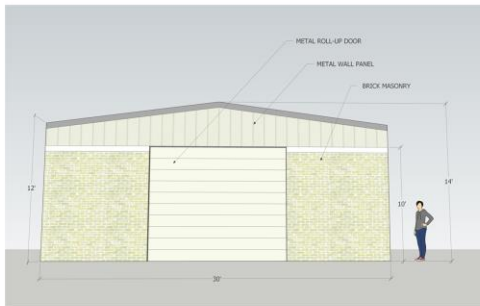


NORTH ELEVATION - 70% MASONRY

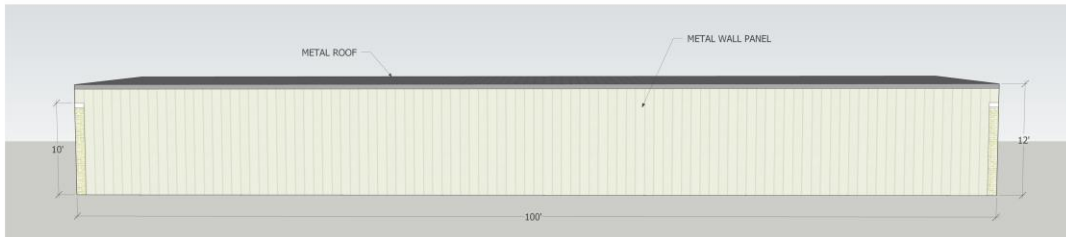


CASE # PLZ201900042 SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
METAL BUILDING ELEVATIONS

05.23.19



EAST ELEVATION - 70% MASONRY



SOUTH ELEVATION - METAL WALL PANEL



CASE # PLZ201900042 SACRED HEART OF JESUS CHRIST CATHOLIC CHURCH
METAL BUILDING ELEVATIONS

05.23.19

