

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE REPEALING SPECIAL USE PERMIT NUMBER 272 AS ESTABLISHED BY ORDINANCE NUMBER 3387; AND ESTABLISHING PLANNED DEVELOPMENT NUMBER 215 PROVIDING FOR (SF-7/14) SINGLE-FAMILY RESIDENTIAL DISTRICT AND TO ALLOW FOR A PRIVATE PRE-SCHOOL WITH DAY CARE, AND PRIVATE OR PUBLIC ELEMENTARY AND SECONDARY SCHOOL, ON AN APPROXIMATELY 35-ACRE TRACT LOCATED ON THE NORTHEAST CORNER OF HEBRON PARKWAY AND ARBOR CREEK DRIVE; TO ESTABLISH A CONCEPTUAL SITE PLAN, BUILDING ELEVATIONS, LANDSCAPING, TRAFFIC CIRCULATION PLAN, AND MODIFIED DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the First day of August, 2019, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. Z-2019-71);

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

WHEREAS, the City Council conducted a public hearing on the Tenth day of September, 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 35-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.

Ordinance number 3387 establishing Special Use Permit Number 272 is hereby repealed.

Section 3.

Planned Development Number 215 is established on an approximately 35-acre site which is described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential 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-7/14) Single-Family Detached Residential 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 (SF-7/14) Single-Family Detached Residential 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, except as otherwise provided in Section II below.

Additional Permitted Uses

1. Elementary and Secondary School, Public or Private
2. Private Pre-School with Day Care

Section 4.

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

General:

1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C; Landscape Screening Plans, as shown on Exhibit D; Conceptual Building Elevations, as shown on Exhibit E; and Traffic Circulation Plan, as shown on Exhibit F, respectively.
2. The design and features of the field house and all future additions shall be similar to the existing building.
3. The maximum number of students shall be: 779

- a. Private Pre-School/Day Care: 129
 - b. Elementary and Secondary School, Public or Private: 650
4. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).

Streets and Traffic Mitigation:

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 34.95-acre property.
2. The traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibit F.
3. The start and end times between the Pre-School and the Elementary/Secondary school shall be staggered by at least 45 minutes.

Landscaping/Screening:

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance, shall be provided along the east line, but outside of the drainage easement beginning at the north end of the sanctuary as shown on the Master Site Plan. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of (5) evergreen trees, a minimum three (3) inch in caliper size at the time of planting, planted at a rate of one (1) group for each one-hundred and fifty (150) linear feet of drainage easement. Additionally, a fifteen (15) foot wide minimum landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East as shown on the attached Exhibit B in accordance with the Comprehensive Zoning Ordinance.
2. Landscape screening shall be provided along and east of the alley across from Lots 1020, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
 - a. 30-gallon evergreen trees shall be planted an average of three (3) evergreen trees for every house backing to the landscape screening area (See Landscape Screening Exhibit D);
 - b. The evergreen trees shall not be less than 10 feet from the alley;
 - c. A landscape plan shall be submitted showing the specific location and types of evergreen trees, and as required in the Comprehensive Zoning Ordinance; and
 - d. An irrigation plan shall be submitted with landscape plans to the City Arborist at the time of permitting.

Athletic Field

1. Lighting poles, not to exceed 60 feet in height shall be allowed for the football field.
2. Athletic field lighting shall be turned off no later than 10:30 p.m.
3. Lighting for parking lots and driveways shall be a maximum of thirty (30) feet in height.

4. A scoreboard with a maximum height of 23.5 feet shall be allowed as shown on the site plan.
5. Two (2) 25-second clocks with a maximum height of six (6) feet is allowed as shown on the site plan.
6. Bleachers shall be allowed on the east side of the football field that has maximum dimensions of 66 feet long, 13 feet wide and a maximum height of 7.5 feet. The bleachers shall have a maximum of six (6) rows.
7. Bleachers and a press box shall be allowed on the west side of the football field as shown on the attached site plan. The bleachers shall have maximum dimensions of 120 feet long, 46 feet wide and a maximum height of 29.5 feet to the top of the security fence on top of the press box. The proposed bleachers on the west side of the football field shall have a maximum of 15 rows.

Section 5.

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

Section 6.

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 7.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.

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 9.

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 10.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Tenth day of September, 2019.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Molly J. Coryell
Planner

Exhibit A
Legal Description

FUMC-HEBRON PARKWAY ADDITION, BLOCK 1, LOT 1

Exhibit B Location & Tract

Z-2019-71 First United Methodist Church



Exhibit C Conceptual Site Plan

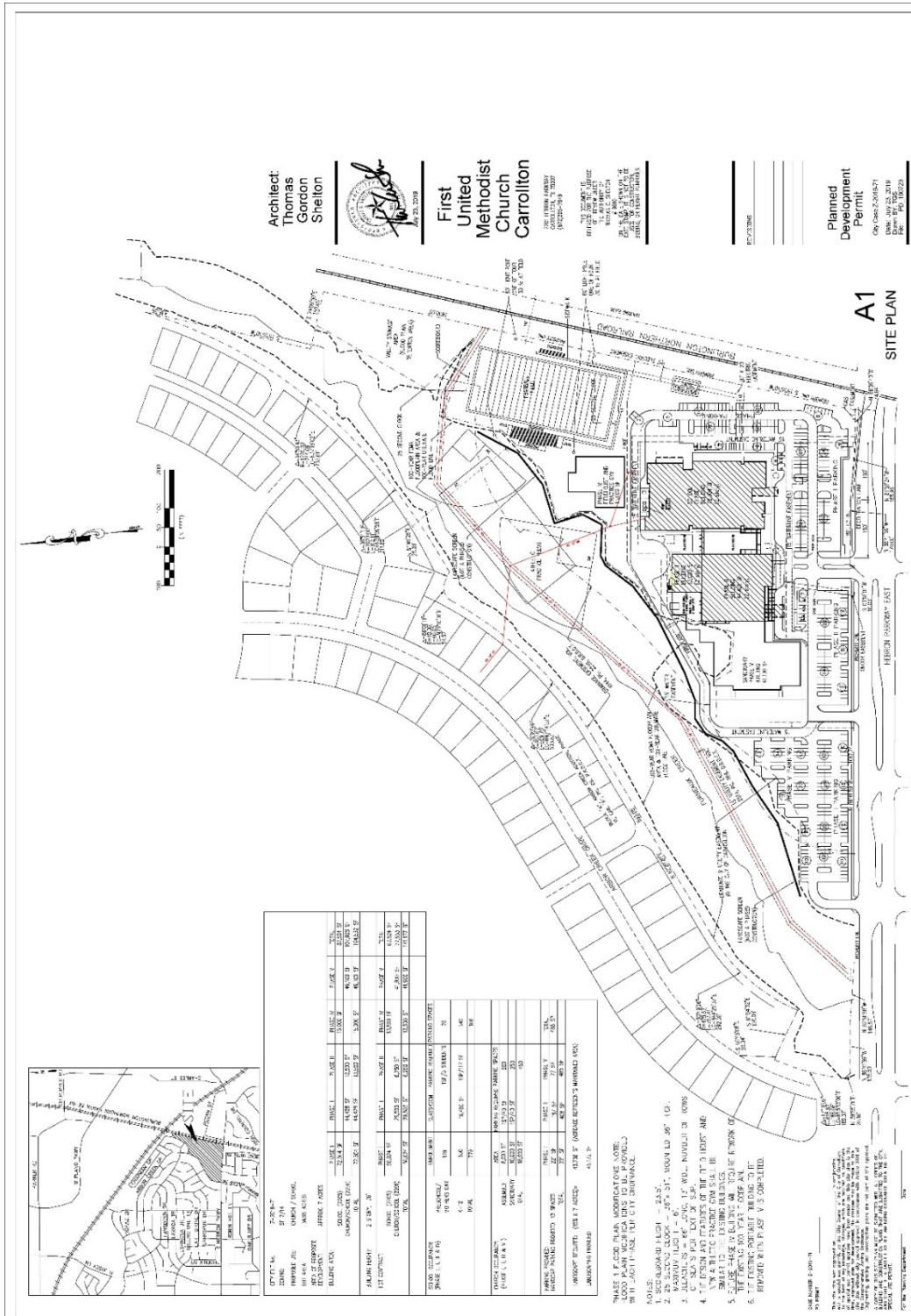


Exhibit D Landscape Screening Plan

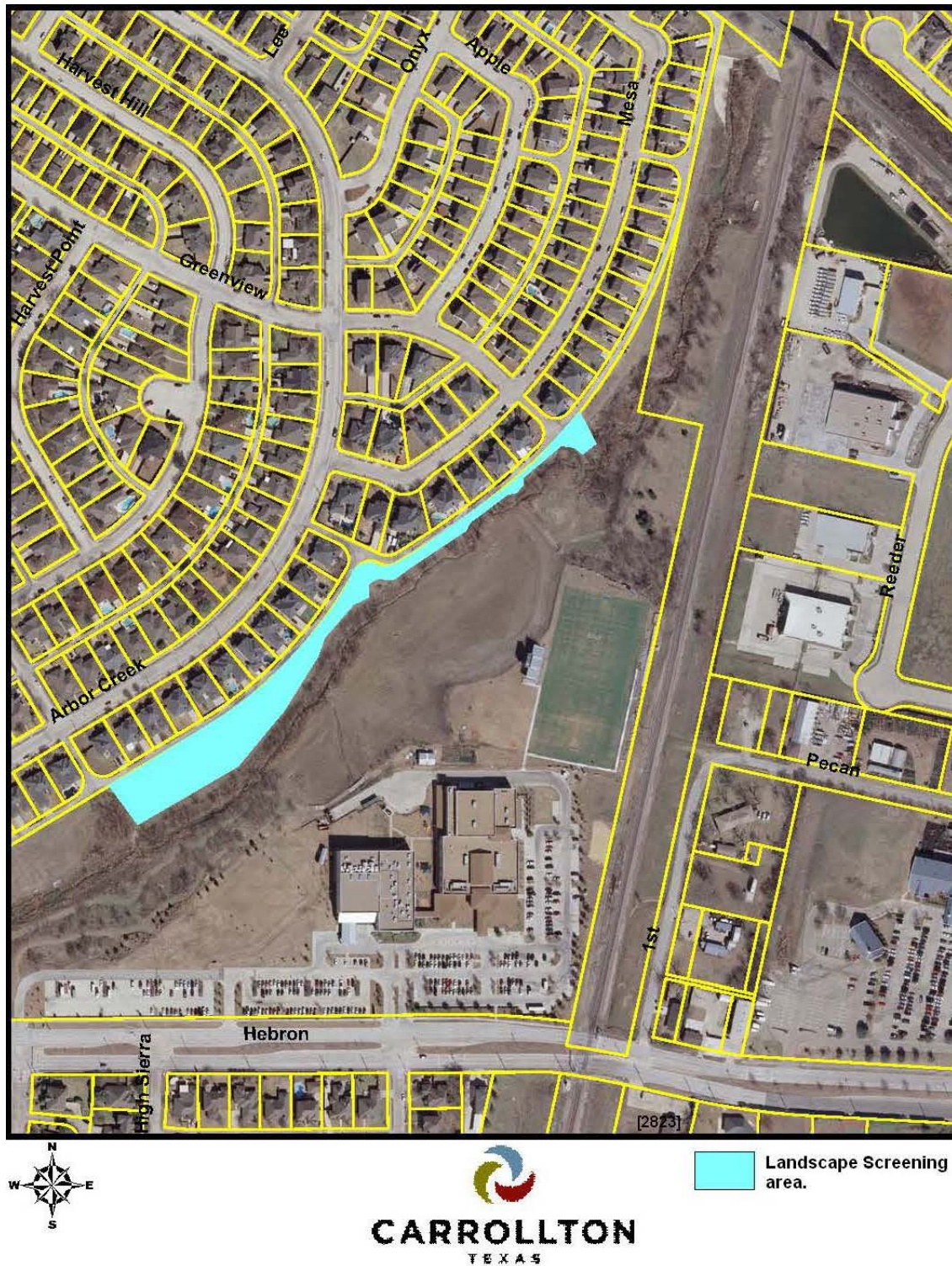


Exhibit E
Conceptual Building Elevations

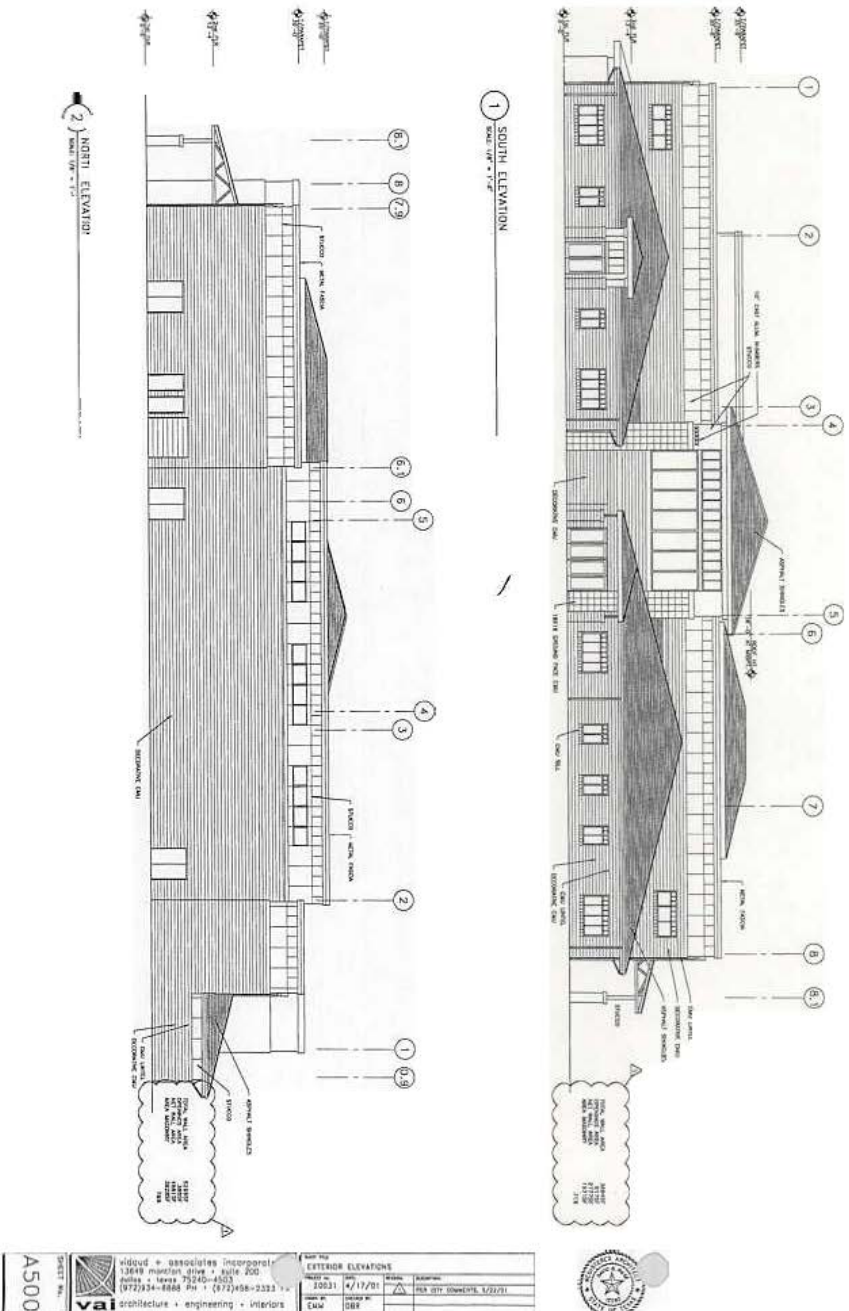
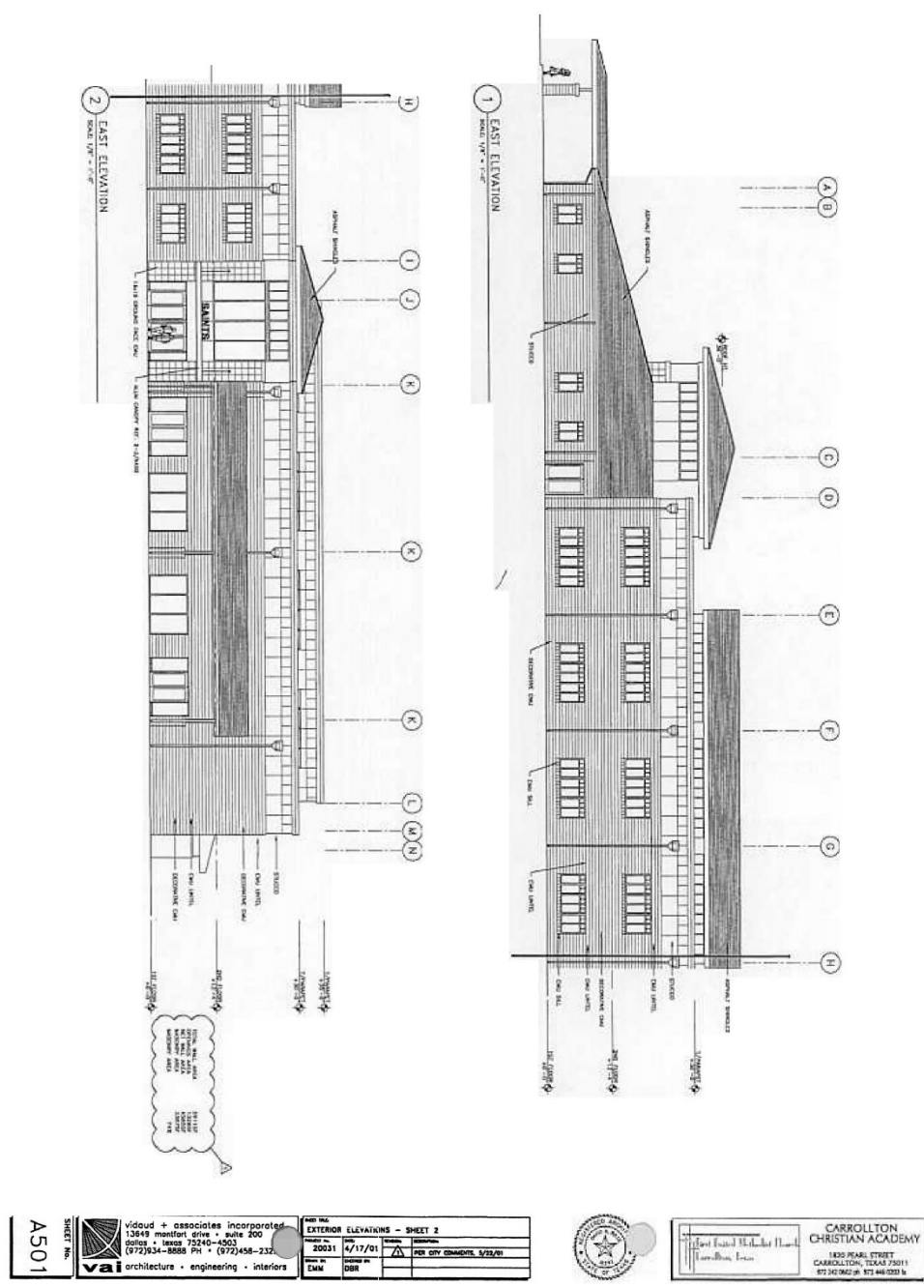



Exhibit E Conceptual Building Elevations



Architectural drawings of the West Elevation of a building. The top drawing is labeled "1 WEST ELEVATION" and shows a long, low building with a flat roof and a series of windows. The bottom drawing is labeled "2 WEST ELEVATION" and shows a similar building but with a gabled roof and a different window arrangement. Both drawings include vertical grid lines labeled A through H and horizontal grid lines labeled 1 through 4. A north arrow is located in the upper right corner of the top drawing.

A502		vidout & associates incorporated 13649 marshall drive • suite 200 dallas, texas 75242-4503 (972)934-6888 fax • (972)458-2	sheet title		EXTERIOR ELEVATIONS - SHEET 3	
			client no.	20031	date	4/17/01
sheet no.	vai	architecture • engineering • interiors	drawn by	DHR	check by	NKH STY CONSULTING, 5/23/01




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Architect:
Thomas Gordon Shelton

**First United Methodist Church
Carrollton**

Planned Development Permit
Case No. 2-2009-1
Date: May 22, 2009
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TRAFFIC PLAN

Table 1: Building Dimensions and Areas

Building Name	Area (sq. ft.)	Perimeter (ft.)	Volume (cu. ft.)	Volume (cu. yd.)
First United Methodist Church	10,000	1,000	100,000	7,407
Carrollton Community Center	10,000	1,000	100,000	7,407
Other Buildings	10,000	1,000	100,000	7,407

Table 2: Site Dimensions and Areas

Site Name	Area (sq. ft.)	Perimeter (ft.)	Volume (cu. ft.)	Volume (cu. yd.)
Site 1	10,000	1,000	100,000	7,407
Site 2	10,000	1,000	100,000	7,407
Site 3	10,000	1,000	100,000	7,407