

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 04/07/20

PLANNED DEVELOPMENT NO. 05  
DEVELOPMENT NAME: FLITE ATM

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PROVISIONS OF ORDINANCE NUMBER 3366 TO AMEND PLANNED DEVELOPMENT NUMBER 05, PROVIDING FOR THE (LR-2) LOCAL RETAIL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS FOR A PORTION OF TRACT 3, A 22.003-ACRE PARCEL OF LAND THAT IS PART OF THE APPROXIMATELY 54.6029-ACRE TRACTS LOCATED NEAR THE NORTHEAST CORNER OF OLD DENTON ROAD AND TRINITY MILLS ROAD, AMENDING THE OFFICIAL ZONING MAP; AND 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 Fifth day of March 2020, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. PLZ 2020-1X1);

**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 Seventh day of April 2020, at which all persons were given an opportunity to present testimony;

**WHEREAS**, the City Council, has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above described property is located; 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 regulations of Ordinance 3366 approved March 2, 2010 for Planned Development Number 05 are hereby amended in part for that portion of Newcrest Centre Subdivision, Lot 1R, Block A, located in Tract 3 (“Subject Area”), near the northeast corner of Old Denton Road and Trinity Mills Road, and being more specifically described on Exhibit A and generally depicted on Exhibit B.

## Section 3.

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 5 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 this ordinance.

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 5 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.

## Section 4.

The Subject Area shall be developed in accordance with the following special development standards.

1. Automated Teller Machine (ATM) shall be allowed by right and developed in accordance with the conceptual site plan depicted in Exhibit C.
2. Development shall be in accordance with the conceptual ATM elevations as depicted in Exhibit D and shall include the following specific requirement:
  - a. The ATM shall be limited to the conceptual signs shown on the ATM elevations. All signs shall comply with the City’s sign ordinance, and shall be submitted and reviewed under a separate application.

## 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 by a fine of \$2000 per day.

Section 7.

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

Section 8.

Ordinance Number 3366, and 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 Seventh day of April 2020.

CITY OF CARROLLTON

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

ATTEST:

\_\_\_\_\_  
Laurie Wilson  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

APPROVED AS TO CONTENT:

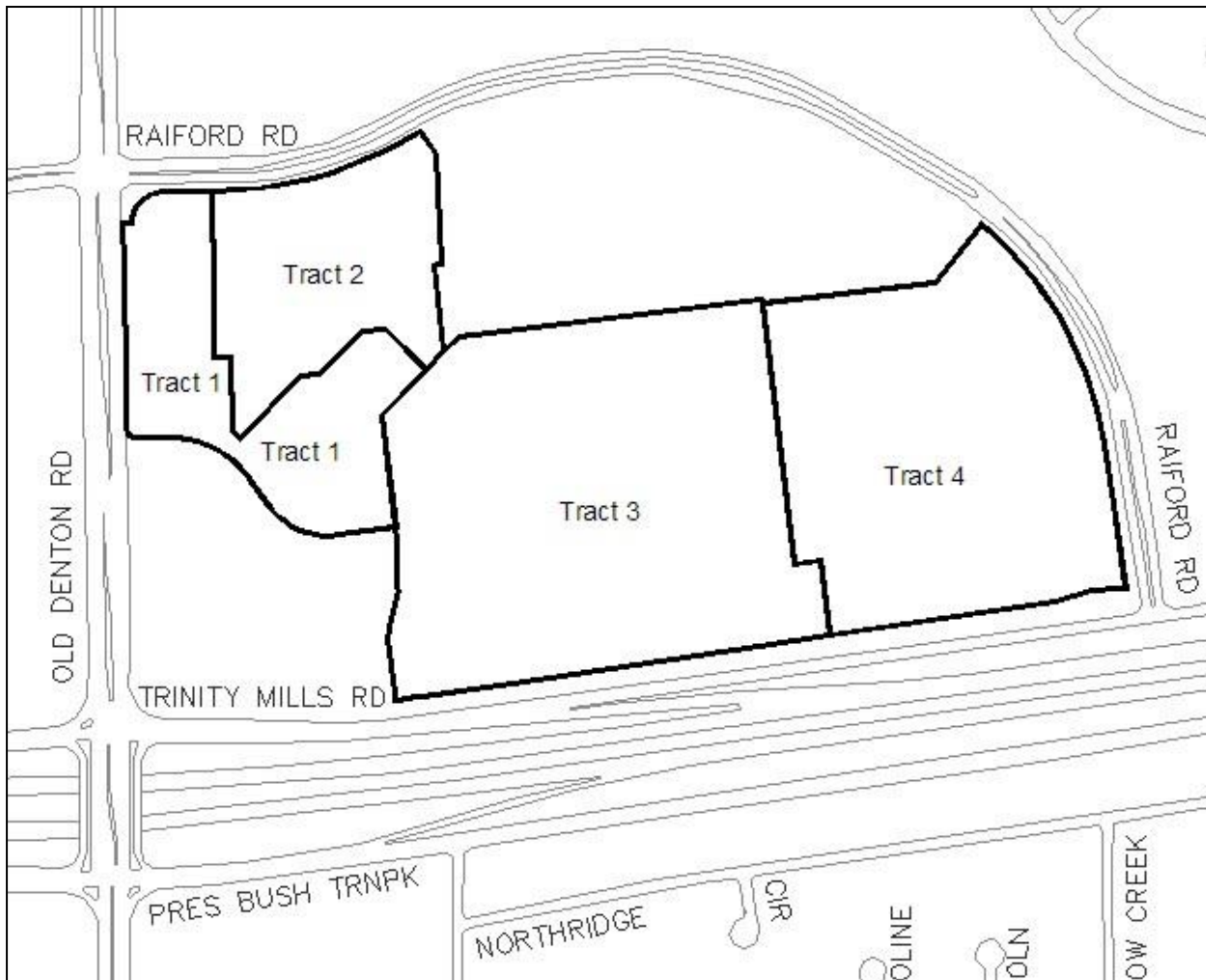
\_\_\_\_\_  
Michael McCauley  
Senior Planner

**EXHIBIT A**  
**LEGAL DESCRIPTION, LOCATION AND TRACTS**

**Legal Description**

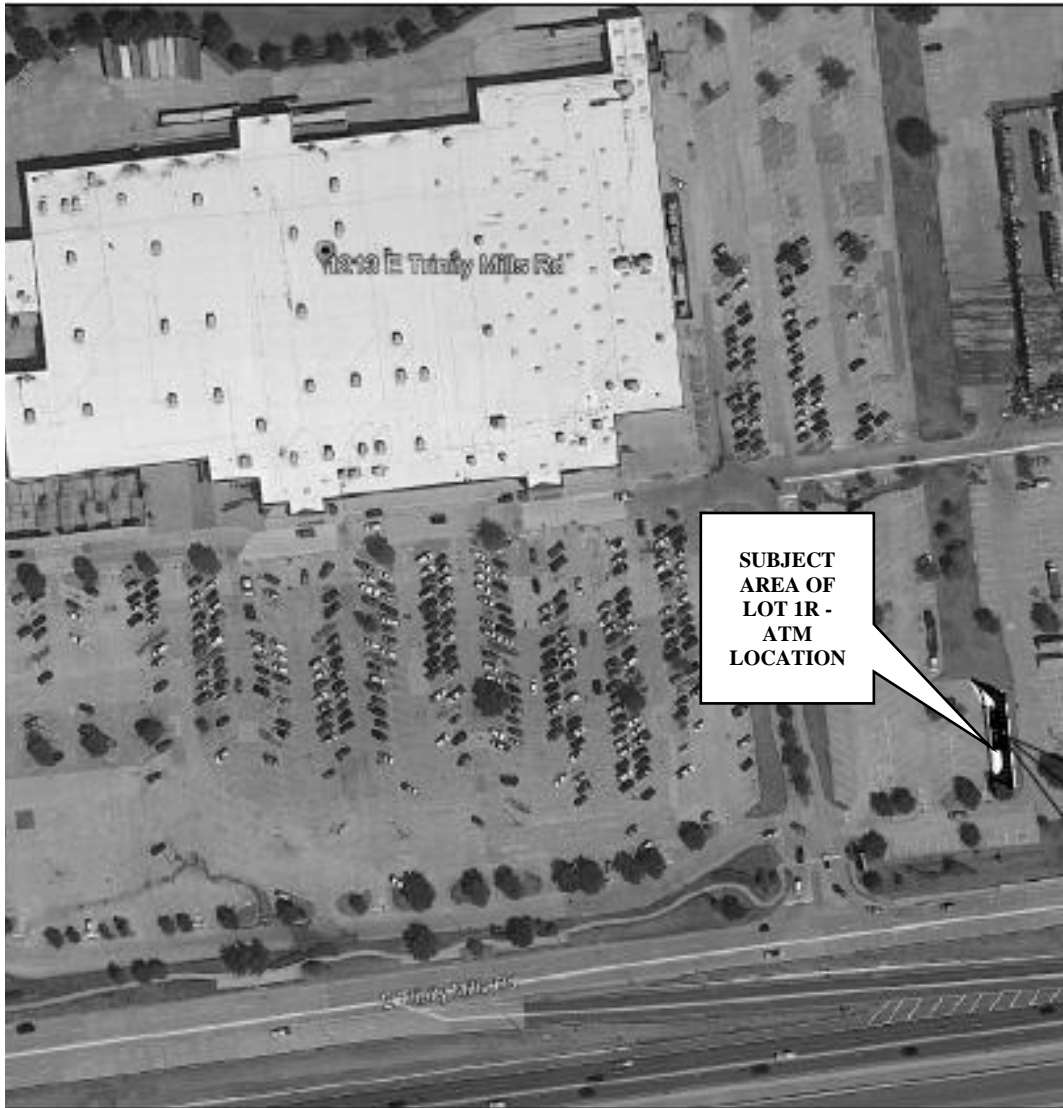
Tract 3: Newcrest Centre Subdivision, Lot 1R, Block A

**Location and Tracts for PD-05**

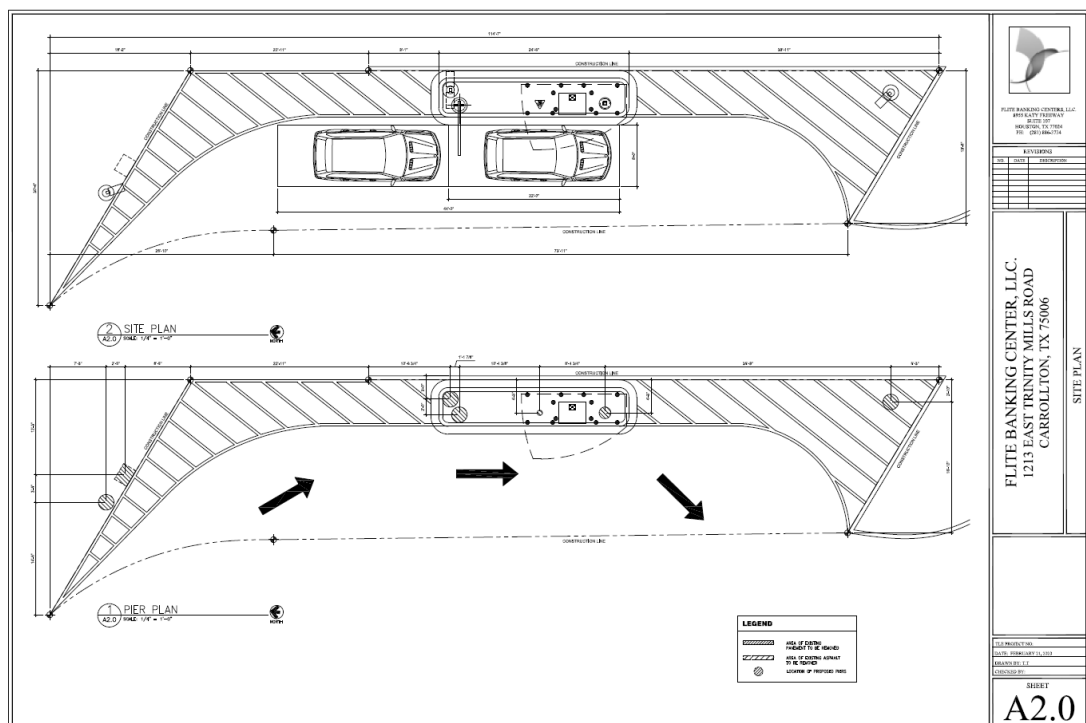
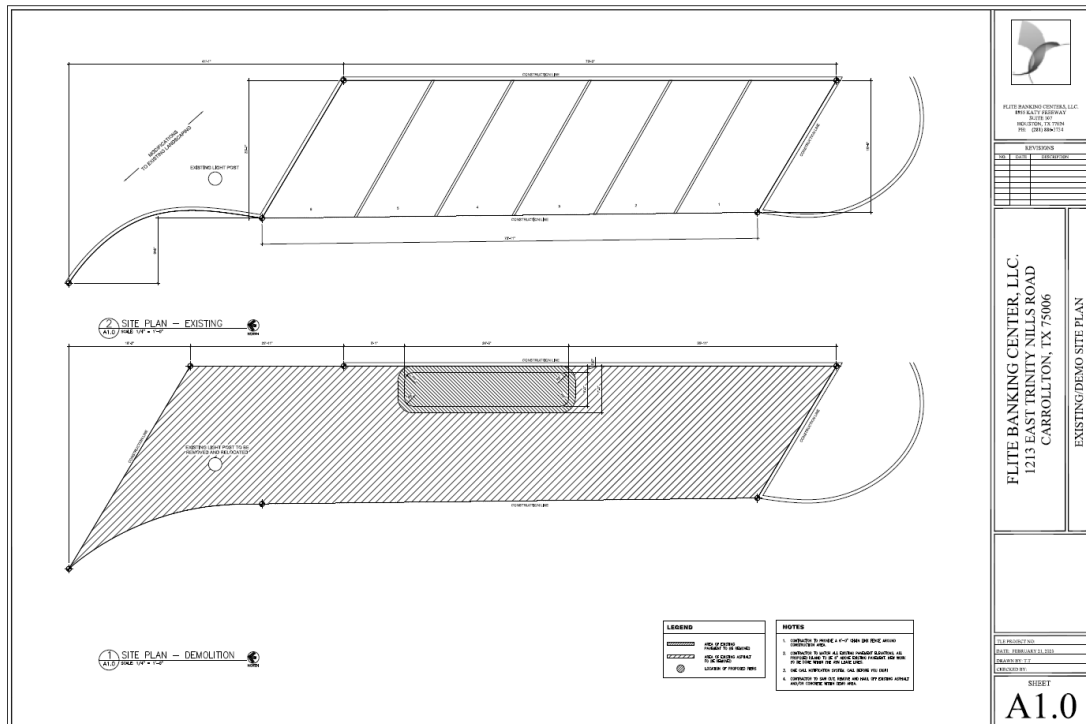


**EXHIBIT B**  
**LOCATION MAP**

Portion of Newcrest Centre Subdivision, Lot 1R, Block A (Tract 3) - ATM Location

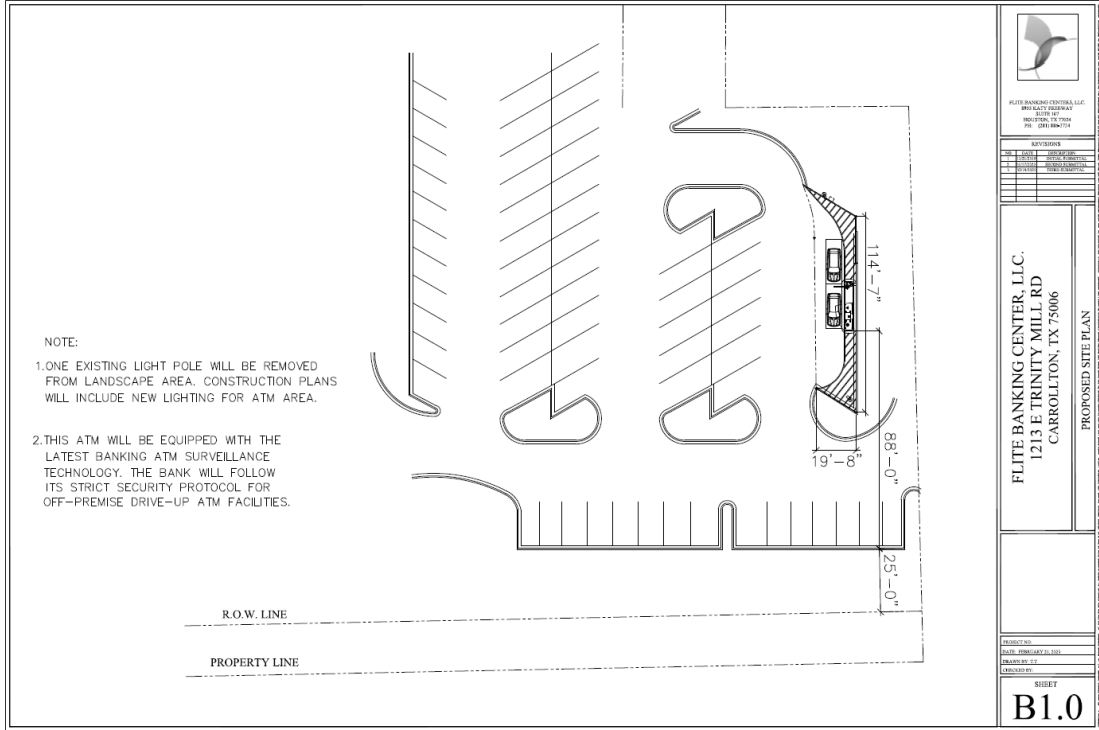


## CONCEPTUAL SITE PLAN (1 OF 2)



# EXHIBIT C

## CONCEPTUAL SITE PLAN (2 OF 2)



## EXHIBIT D

### CONCEPTUAL ATM ELEVATIONS

