

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 01/07/2025

PLANNED DEVELOPMENT NO. 07
LAKEHILL CROSSING REZONING

ORDINANCE NUMBER 4239

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NUMBERS 396 AND 440 TO AMEND PLANNED DEVELOPMENT 07 FOR AN APPROXIMATELY 4.382-ACRE TRACT LOCATED WITHIN LAKEHILL CROSSING SUBDIVISION (2610 LAKEHILL LANE), TO CHANGE THE BASE ZONING FROM (D) DUPLEX RESIDENTIAL DISTRICT TO (MF-18) MULTI-FAMILY RESIDENTIAL DISTRICT; TO REVISE CONCEPT PLANS AND MODIFY 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 Fifth day of December 2024, the Planning & Zoning Commission considered and made recommendation on a certain request for Planned Development District 07 (Case No. PLZ 2024-159); and

WHEREAS, the 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 Seventh day of January, 2025, 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 4.382-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.

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 07, as established by Ordinance Number 396 on January 20, 1969, and amended by Ordinance Number 440, adopted April 19, 1971, are hereby amended for a certain approximately 4.382-acre tract of land (Lakehill Crossing Subdivision) located at 2610 Lakehill Lane, as more specifically described and depicted on attached Exhibit A, and providing for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family 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 (MF-18) Multi-Family 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 (MF-18) Multi-Family 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.

II. Special Development Standards

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

4. The multi-family buildings shall be limited to 3-stories on the southern boundary and 2-stories on the northern boundary.
5. Development shall be in general conformance with the attached Exhibit B.

Section 3.

The Comprehensive Zoning Ordinance and the Official 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.

Ordinance Numbers 396 and 440 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 7.

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 8.


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

PASSED AND APPROVED this the Seventh day of January, 2025.

CITY OF CARROLLTON

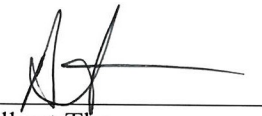
By: 
Steve Babick, Mayor

ATTEST:


Chloe Sawatzky
City Secretary



APPROVED AS TO FORM:


Albert Thomas
Assistant City Attorney II

APPROVED AS TO CONTENT:

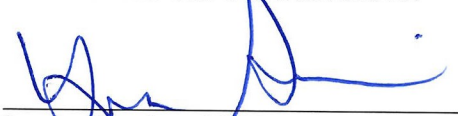

Loren Shapiro, AICP
Planning Manager

EXHIBIT A

LEGAL DESCRIPTION

Lakehill Crossing
(2610 Lakehill Lane)
4.382-Acres

GENERAL DEPICTION



