

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 03/04/2025

SPECIAL USE PERMIT NO. 513  
DEVELOPMENT NAME: SDG SPRINGS

ORDINANCE NUMBER 4245

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE 2691 TO REPEAL PD 160 AND BY ESTABLISHING SPECIAL USE PERMIT NUMBER 513 PROVIDING FOR FABRICATED METAL PRODUCT MANUFACTURING ON AN APPROXIMATELY 0.69-ACRE TRACT ZONED PD 160 FOR THE (HC) HEAVY COMMERCIAL DISTRICT AND LOCATED AT 1416 WESTWAY CIRCLE; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Sixth day of February 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 2024-197); 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 Fourth day of March 2025, at which all persons were given an opportunity to present testimony; and

**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.

Planned Development Number 160, as established by Ordinance Number 2691 on June 4, 2002, is hereby repealed for a certain 0.69-acre tract of land located at 1416 Westway Circle, as more specifically described and depicted on attached Exhibit A.

Section 3.

Special Use Permit Number 513 is hereby established for a 0.69-acre tract located at 1416 Westway Circle, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Fabricated Metal Product Manufacturing

Section 4.

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

Section 5.

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 6.

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

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.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

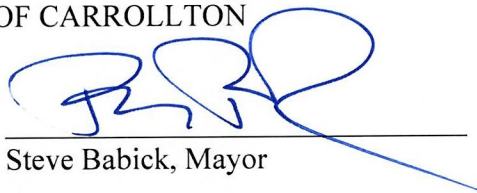
Section 9.

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

PASSED AND APPROVED this the Fourth day of March 2025.

CITY OF CARROLLTON

By:

  
Steve Babick, Mayor

ATTEST:



Chloe Sawatzky  
City Secretary



APPROVED AS TO FORM:



Albert Thomas II  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Emily Offer  
Senior Planner

### EXHIBIT A GENERAL DEPICTION

