

## SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten

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### GENERAL PROJECT INFORMATION

**SITE ZONING:** (LI) Light Industrial District with SUP-236

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Warehouse and Manufacturing
SOUTH	(LI) Light Industrial District / (SF - 12/20) Single-Family Residential District	Warehouse / Cemetery
EAST	(LI) Light Industrial District with SUP-393	Gas Station, Gas and Propane Storage Above Ground
WEST	(LI) Light Industrial District with SUP-159	Place of Worship and Child Day Care Services

**REQUEST:** Approval of a Special Use Permit (SUP) for Other Motor Vehicle Sales

**PROPOSED USE:** Adding cement mixing units (classified as “road worthy” vehicles under TXDMV) to existing heavy equipment sales and rental business

**ACRES/LOTS:** Approximately 8.79-acres / 1 lot

**LOCATION:** 1519 West Belt Line Road

**HISTORY:** SUP-236 was approved in 2000 by Ordinance 2523 for Cemetery, Mausoleum and Crematorium but the project never materialized.

The property is formally platted as Church on the Rock-North Third Addition, Block A, Lot 1. The plat was approved and recorded with Dallas County in 2011.

Romco Equipment (current business/landowner) developed the property in 2017.

**COMPREHENSIVE PLAN:** Industrial

**TRANSPORTATION PLAN:** Belt Line Road is classified as an Arterial Six-Lane Divided (A6D).

**OWNER:** Carrollton RGM LLC / ROMCO Equipment Co, LLC

**REPRESENTED BY:** Jerilyn Freeman

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for approval of a SUP to allow “Other Motor Vehicle Sales”. Romco Equipment proposes to add volumetric concrete mixing units to their inventory. These machines are defined as heavy load trucks and classified under the use of other motor vehicle sales per Article V. of the CZO. The SUP also satisfies the Texas Department of Motor Vehicle requirements that Romco Equipment must address with the state to receive a general dealer number for sale/lease of the machines.

### **Ordinance Requirements**

The property is zoned as (LI) Light Industrial District. A Special Use Permit is required for “Other Motor Vehicle Sales” located in the (LI) Light Industrial District in conformance with Article V. of the CZO.

### **ELEMENTS TO CONSIDER**

1. The volumetric concrete mixing units are defined by Article XXXIV. of Carrollton’s Comprehensive Zoning Ordinance (CZO) as a Truck, Heavy Load.
2. Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) requires a SUP in the (LI) Light Industrial District for “Other Motor Vehicle Sales” for the display and sales of new and used automobiles and light and heavy load trucks, travel trailers, and watercraft.
3. Romco Equipment has been operating at this location since 2017 and provides various commercial and industrial equipment for sale, rental and lease.
4. All storage and display of the concrete mixing units shall be in conformance with the conceptual site plan.
5. The applicant has stated that no more than five (5) concrete mixing units would be stored on the property at any given point in time.
6. No public comments have been received at the time of this writing.

### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

## **CONCLUSION**

Staff believes the development proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found, subject to stipulations.