

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-7/14) Single Family Residential

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential	Detached Single-Family Residential Homes
SOUTH	(SF-7/14) Single-Family Residential	Detached Single-Family Residential Homes
EAST	(SF-7/14) Single-Family Residential	Detached Single-Family Residential Homes
WEST	(SF-7/14) Single-Family Residential	Detached Single-Family Residential Homes

REQUEST: Approve a Special Use Permit (SUP) to allow short-term rental

PROPOSED USE: Short-Term Rental

ACRES/LOTS: 0.1733-acres / 1 lot

LOCATION: 2925 Rolling Hills Drive

HISTORY: The approximately 1,588 square-foot home was constructed in 1972.
According to Denton CAD, the current property owner purchased the home in June of 2024.
CZO Article 21 Special Use Permits regulates Short-Term Rental.

COMPREHENSIVE PLAN: Residential – Single Family Detached

TRANSPORTATION PLAN: Rolling Hills Drive is designated as a local roadway.

OWNER: Hanh Le

REPRESENTED BY: Vinh Le

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow short-term rental.

ORDINANCE REQUIREMENTS

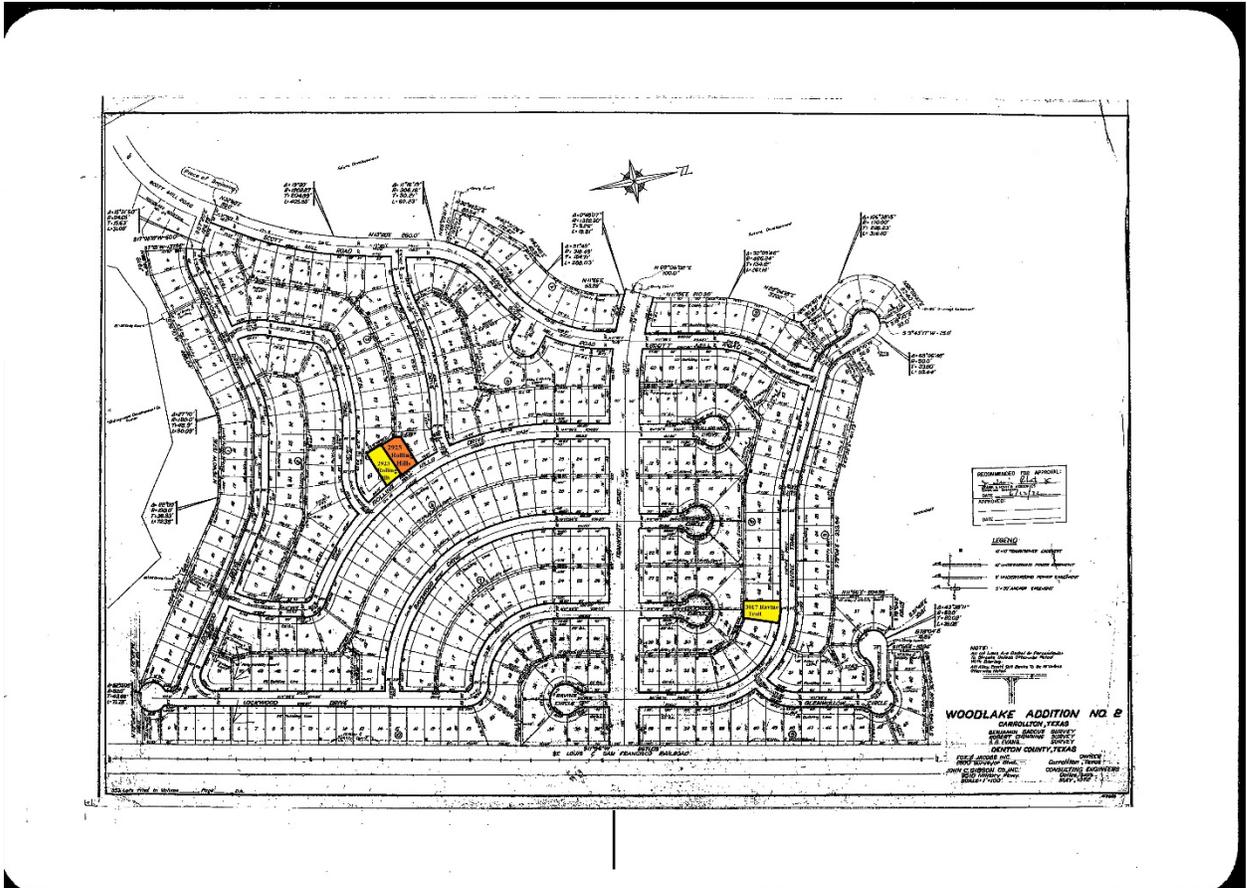
Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for short-term rental in the (SF-7/14) Single-Family Residential District.

ELEMENTS TO CONSIDER

1. A short-term rental requires a SUP in the Single-Family Detached, Attached, and Duplex Residential Districts, Office and Retail Districts, Downtown Transit Center (DTC) subdistrict Urban Fringe, and is allowed by right in the DTC subdistricts Historic Square and Urban General.
2. The property is bounded by single-family residential zoned properties.
3. The approximately 1,588 square-foot house was constructed in 2010.
4. Per Chapter 96, Sec. 96.06 of the Carrollton Code of Ordinances, the maximum number of occupants is 6 adults and 0 children or combination thereof. This is based on the finished area of the dwelling unit and the number of bedrooms and their sizes.
5. No more than 4 guests can be unrelated.
6. Guests have vehicle access solely from an alley.
7. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
8. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
9. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
10. A short-term rental is likely to arise where tourists, seasonal population, or large gatherings, are interested in temporary rentals of single-family residences, without the owner being on the premises.
11. No code violations were noted by the Environmental Services or Police Departments for the subject property that would affect staff's recommendation on this request.
12. The applicant has stated that the owner will not occupy the property while renting the home and that noise monitoring devices will be provided.
13. The applicant has stated that there will be a minimum rental requirement of 2 days.
14. The subject property is approximately 600 feet from the Carrollton Green Belt and approximately 800 feet from the June R Thompson Elementary School.

15. Public comments were received, and staff calculated the percentage of land in opposition in accordance with state statutes. The total percentage of land in opposition totaled to 12.42 percent.

16. Below are current known short-term rentals in the neighborhood in relation to the subject property:



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 request for a short-term rental is reasonable for consideration.