

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District with SUP-486 allowing automobile or light load truck sales (used) with indoor vehicle inventory display only

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH (LI) Light Industrial District

New and Used Car Dealership
Overflow Vehicle Inventory Parking

SOUTH (LI) Light Industrial District

Religious Organization (Kerala
Hindu Society of N. Texas)

EAST (SF-7/14) Single-Family
Residential District

Single-Family Residential
Subdivision

WEST (FWY) Freeway District and
SUP-429 Allowing New and
Used Car Sales

New and Used Car Dealership (Sam
Pack's 5 Star Chevrolet) Across the
Elevated DART Rail Line

REQUEST: Amend and replace SUP-486 to allow used automobile sales and modify conceptual plans by expanding a building and allowing a paint and body shop and vehicle repair garage as accessory uses

PROPOSED USE: Existing used car dealership with indoor only vehicle inventory display; the applicant is proposing enlarging the buildings and allowing accessory paint and body shop and vehicle repair garage

ACRES/LOTS: 1.9-acres / 1 lot

LOCATION: 1729 S. Broadway Street

HISTORY: SUP-486 (Ord. 4090) was approved by Council on 08/02/22 allowing an automobile or light load truck sale with indoor vehicle inventory display only.

City Code Enforcement cited the business owner for having vehicle inventory displayed outdoors in violation of SUP-486.

The applicant earlier proposed an amendment to SUP-486 to allow the building expansion and accessory uses, but it also included allowing the vehicle inventory to be displayed outdoors. Staff did not support the request and on 09/07/23, the Commission recommended denial with a 4-3 vote. The applicant did not appeal the ruling to the City Council and withdrew their application.

**COMPREHENSIVE
PLAN:** Industrial

TRANSPORTATION PLAN: S. Broadway Street is designated as a (C4U) 4-lane undivided collector

OWNER: Homan Sepasi

REPRESENTED BY: Homan Sepasi

STAFF ANALYSIS

REQUEST

This is a request for amending and replacing SUP-486 to allow changes to the conceptual plans by expanding the building and allow as accessory uses a paint and body shop and a vehicle repair garage.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for used automobile or light load truck sales.

ELEMENTS TO CONSIDER

1. Required landscaping, per SUP-486, has not been installed.
2. Several structures have been constructed without building permits and are encroaching into the required 15-foot building setback line.
3. When SUP-486 was approved last year, it was approved requiring all vehicles for sale to be always stored in the building. Code Enforcement noticed vehicle inventory on display outdoors and issued a notice of violation letter to the owner. Upon receiving the notice of violation, the owner applied to amend SUP-486.
4. The proposed parking, fire lane, building setbacks and landscaping, are compliant.

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 should not adversely impact the surrounding properties, with the stipulations recommended in the results sheet.