SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (DTC) Downtown Transit Center, Urban General

	SURROUNDING ZONING	SURROUNDING LAND USES
NORTH	(DTC) Downtown Transit Center, Urban General	Undeveloped
SOUTH	(DTC) Downtown Transit Center, Urban General	Multifamily Residential
EAST	PD-169 for the (LR-2) Local Retail District	Retail
WEST	(DTC) Downtown Transit Center, Urban General	Retail

REQUEST: Approve a Special Use Permit to allow a smoke shop retailer

PROPOSED USE: Smoke Shop Retailer

ACRES/LOTS: Approximately 0.48-acres / 1 lot

LOCATION: 1208 E. Belt Line Road, Suite 112

HISTORY: The DTC zoning district was most recently amended in September 2009.

COMPREHENSIVE PLAN: Mixed Use Transit

TRANSPORTATION PLAN: Belt Line Road is designated as an (A6D) 6-Lane Divided Arterial.

OWNER: Mohammad Walizada

REPRESENTED BY: Sikander Lalani/S&L Cloud LLC DBA Vapor Depot

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow a smoke shop retailer.

ZONING ORDINANCE REQUIREMENTS

A Special Use Permit is required for a smoke shop retailer on property zoned Transit Center (TC). The subject property is zoned (DTC) Downtown Transit Center, Urban General.

A smoke shop retailer is an establishment providing for the display and sale of smoking products and that is not a food establishment, as that term is defined by the Carrollton Food Establishment Requirements (CFER).

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.

ELEMENTS TO CONSIDER

1. The Special Use Permit would allow a smoke shop retailer in a 850 square foot space at 1208 East Belt Line Road, Suite 112 in an existing small shopping center at the southwest intersection with Myers Street.
2. The smoke shop retailer proposes to operate between the hours of 10:00 a.m. to 7:00 p.m. every day.
3. Merchandise sold include novelties, gifts, cigars, vape products, and T-shirts. The applicant has indicated that no food or drinks will be sold.
4. Smoke shop retailers are allowed by right in all of the commercial zoning districts, except (LR-1) Local Retail and Office zoning districts. There are currently in excess of 50 smoke shop retailers in the city.
5. Vape or smoke shop retailers appear to be most prevalent in strip shopping centers.
6. There has not been criminal activity at smoke shop retailers.

CONCLUSION

Staff believes the proposed use is appropriate in the existing shopping center and does not negatively impact surrounding uses.