

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

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

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

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

PROPOSED USE: Short-Term Rental

ACRES/LOTS: 0.25-acres / 1 lot

LOCATION: 2017 Sam Houston Boulevard

HISTORY: The approximately 1,747 square-foot, one-story, 4 bedroom and 2 bath house was constructed in 1967.

CZO Article 21 Special Use Permits regulates Short-Term Rental.

COMPREHENSIVE PLAN: Residential – Single-Family Detached

TRANSPORTATION PLAN: Sam Houston Boulevard is designated as a local roadway.

OWNER: James Hague

REPRESENTED BY: James Hague

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow a 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 surrounded by single-family detached residential development.
3. Per Title IX, Chapter 97, Sec 97.02 of the Carrollton Code of Ordinances, the property is not permanently occupied by the property owner.
4. Per Title IX, Chapter 96, Sec 96.06 of the Carrollton Code of Ordinances, the use is limited to allowing 5 adults to stay at the short-term rental. This is based on the living area square footage recorded by the County Appraisal District.
5. Per Title IX, Chapter 96, Sec 96.06 of the Carrollton Code of Ordinances, the use is limited to allowing 11 individuals to stay at the short-term rental. This is based on the square footage of the 4 bedrooms; this would be 5 adults and 6 children or any combination of less adults and more children.
6. The property has vehicle access solely from an alley for short-term rental occupants.
7. The approximately 1,747 square-foot, single-story house, has a carport.
8. 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.
9. 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.
10. The concern and input of neighbors affected by a proposed use is a component of the zoning process.
11. Police responded to a call for service on 06/24/2024 for a minor disturbance. There was a dispute between two individuals staying at the short-term rental. One individual vacated the premise and no citations were issued.
12. The applicant reviewed the short-term rental requirements in the city ordinance and understands to follow the requirements.

- 13. Public comments were received, and staff calculated the percentage of land in opposition, in accordance with state statues. The total percentage of land in opposition is 21.88 percent.
- 14. Besides the proposed short-term rental, there is one 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.