

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-169 for the (SF-12/20) Single-Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-10/18) Single-Family Residential District	Single-Family Residential
SOUTH	PD-169 for the (SF-12/20) Single-Family Residential District	Single-Family Residential
EAST	PD-169 for the (SF-12/20) Single-Family Residential District	Single-Family Residential
WEST	PD-169 for the (SF-12/20) Single-Family Residential District	Single-Family Residential

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

PROPOSED USE: Short Term Rental

ACRES/LOTS: 9,100 square feet / 1 lot

LOCATION: 1829 E. Belt Line Road

HISTORY: The approximately 1,364 square-foot house was built in 1955 and has alley access.

The property is in the Carrollton Manors Subdivision, platted in 1950.

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

COMPREHENSIVE PLAN: Mixed Use / Urban

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

OWNER: Zoraya M. Moran

REPRESENTED BY: Zoraya M. Moran

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-12/20) 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. PD-169 has no direct impact to the applicant's proposal.
4. The subdivision does not have a HOA. The property was platted in 1950 and did not require a HOA at the time.
5. The approximately 1,364 square-foot house was constructed in 1955.
6. Per Chapter 96, Sec. 96.06 of the Carrollton Code of Ordinances, the maximum number of occupants shall be 5. This is based on the finished area of the dwelling unit and the number of bedrooms and their sizes.
7. The property fronts on and has vehicle access to and from E. Belt Line Road.
8. While the property backs onto an alley, it does not have a gate or driveway onto the property.
9. The property fronts on E. Belt Line Road, and the roadway is classified as a 6-lane divided arterial. Because a short-term rental's parking is limited to off-street parking spaces, it is unlikely for short-term renters to park on this busy road.
10. 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.
11. 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.
12. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
13. 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.
14. Public comment was received.

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

Because of the property's location and roadway frontage, the short-term rental appears to be appropriate for this location.