

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-05 for the (LR-2) Local Retail District	Vacant Limited-Service Restaurant
SOUTH	(FWY) Freeway District	Limited-Service Restaurant
EAST	PD-05 for the (LR-2) Local Retail District	Multi-Tenant Retail and Office Building
WEST	PD-45 for the (LR-2) Local Retail District	Full-Service Restaurant Across Old Denton Road

REQUEST: Approval of a Special Use Permit for a billiard hall (NAICS 71399 All Other Amusement & Recreation Uses & Activities)

PROPOSED USE: Billiard hall and academy

ACRES/LOTS: 1.72-Acres / Approximately 3,200 square-foot lease space

LOCATION: 2630 Old Denton Road

HISTORY: The building was constructed approximately 30 years ago.

COMPREHENSIVE PLAN: Commercial – High Intensity

TRANSPORTATION PLAN: Old Denton Road is an (A6D) Six-Lane Divided Arterial.

OWNER: Hibernia National Bank

REPRESENTED BY: Eddie Oh

STAFF ANALYSIS

REQUEST

The applicant is requesting approval of a Special Use Permit to allow a billiard hall (NAICS 71399 All Other Amusement & Recreation Uses & Activities).

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a billiard hall (NAICS 71399 All Other Amusement & Recreation Uses & Activities) in the (FWY) Freeway District.

ELEMENTS TO CONSIDER

1. The existing building is approximately 6,500 square feet with three suites. The addition to the east elevation will be approximately 5,270 square feet and the billiard hall will occupy one of the two new suites and be approximately 3,200 square feet.
2. The billiard hall is in conjunction with a billiard academy (NAICS 6116 Other Schools & Instructions) and the academy use is allowed by right in the (FWY) Freeway District.
3. The proposed parking, fire lane, building setbacks and landscaping, are compliant.
4. The existing building is approximately 6,500 square feet with three suites. The addition to the east elevation will be approximately 5,270 square feet and the billiard hall will occupy one of the two new suites and be approximately 3,200 square feet.
5. The business operation shall be limited to 12:00 p.m. to 11:00 p.m. daily.
6. The business is limited to approximately 3,200 square feet.
7. The game room shall be under the care and attention of an attendant during operating hours.
8. No alcohol shall be sold, served, or consumed on the premises.
9. Staff received a public comment.

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.