

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

REQUEST: Rezone to repeal PD-159

- The approximately 0.63-acre tract is located at 2775 E. Trinity Mills Road and further described as the northwest corner of Marsh Lane and E. Trinity Mills Road.
- The Dallas Central Appraisal District lists the property owner as AB Carrollton Property, LTD.
- The base zoning is (LR-2) Local Retail District.
- PD-159 was established, via Ordinance 3483, on 03/05/02 by the City Council to allow a reduced rear yard setback (5 feet in lieu of the required 10 feet) for a proposed expansion to a convenience store and gasoline station.

REPRESENTED BY: Michael McCauley / City of Carrollton

STAFF ANALYSIS

PROPOSAL/BACKGROUND

This is a city-initiated request to reassess the continued appropriateness of PD-159.

ELEMENTS TO CONSIDER

- The city periodically reviews Planned Developments to determine if a PD is in use or no longer active. PDs that are inactive or deemed unnecessary, are rezoned to remove the PD while maintaining the base zoning. The PD number designation and ordinance number will be removed from the official zoning map.
- PD-159 (Ordinance 2665) was established on 03/05/02 by the City Council for an approximately 0.63-acre tract located at 2775 E. Trinity Mills Road to allow a reduced rear yard setback (5 feet in lieu of the required 10 feet) for a proposed expansion to a convenience store and gasoline station. At the time of PD-159's adoption, the CZO allowed gasoline stations by right in the (LR-2) Local Retail District, whereas today it requires a SUP. So, basically the PD was for the 5-foot rear yard setback reduction and was tied to conceptual plans.
- The convenience store and gasoline station were demolished around 2004, and the site was rebuilt with a retail shell building in 2005. The existing building has a 10-foot rear yard setback, meeting the minimum rear yard setback in the (LR-2) Local Retail District.
- The continued use of the land in accordance with the base zoning (LR-2) Local Retail District will not be affected by repealing the PD.
- The current use is a personal care service salon (Mind & Body Boutique) and the use is allowed in the (LR-2) Local Retail District.
- Staff spoke with the property owner and the owner understands the reason for the city-initiated rezoning to repeal PD-159.
- No public comments were received.

CONCLUSION

Staff believes PD-159 is no longer appropriate or necessary and should be repealed and removed from the official Zoning Map.