

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

REQUEST: City-initiated to rezone to repeal two Special Use Permits (SUPs). The City periodically reviews SUPs to determine if approved land uses are operational or are no longer active. SUPs that are inactive or have not been operating are rezoned to remove the SUP designation from the official zoning map and repeal the ordinance adopted for the land use.

SUP-426 Ordinance [3694]

PASSED AND APPROVED: 08/18/2015

PURPOSE: To allow for a motorcycle training center

ACRES/ LOTS: 12 acres/1 lot

LOCATION: 1441 West Trinity Mills Road

SITE ZONING: (TMTC) Trinity Mills Transit Center District

HISTORY: The property was platted into a lot of legal record in 1985.

The current zoning was established in April 2005. Prior to that, the property was zoned for the (LI) Light Industrial District.

OWNER: City of Carrollton

REPRESENTED BY: City of Carrollton

SUP-193 Ordinance [3625]

PASSED AND APPROVED: 07/01/14

PURPOSE: To allow for an automotive repair and quick lube & lubrication service facility

ACRES/ LOTS: 0.55 acres

LOCATION: 1415 West Trinity Mills Road

SITE ZONING: (TMTC) Trinity Mills Transit Center District

HISTORY: The property was originally part of a larger lot platted in 1986 and replatted in 1987.

Established with no expiration date on 06/06/95 Ord. 2075 for Automobile Quick Lube, Oil Change and Tune Up Facility.

Amended on 07/18/1995 Ord. 2085 for Automobile Quick Lube, Oil Change and Tune Up Facility.

The existing building was constructed in 1995 (as a “Kwik Kar”).

Amended on 03/01/05 Ord. 2962 for Automotive Repair with termination date 01/01/10.

Prior to 2005 the property was zoned for the (LI) Light Industrial District.

In 2005 the (TC) Transit Center District was created, and the property was zoned (TC) Transit Center, Urban General Sub-district.

Repealed and reestablished on 04/07/09 Ord. 3292 for Automotive Repair with termination date 01/01/12.

Repealed and reestablished on 04/05/11 Ord. 3432 for Automotive Repair & Maintenance and Automobile Quick Lube & Lubrication Service which had a termination date of 01/01/18.

OWNER: City of Carrollton

REPRESENTED BY: City of Carrollton

STAFF ANALYSIS

PROPOSAL/BACKGROUND

This is a City-initiated request to reassess the continued appropriateness of two SUPs numbered 426 for a Motorcycle Training Center and 193 for an Automotive Repair and Quick Lube & Lubrication Service Facility.

ELEMENTS TO CONSIDER

- The City periodically reviews SUPs to determine if approved land uses are operational or are no longer active. SUPs that are inactive or have not been operating are rezoned to remove the SUP designation from the official zoning map and repeal the ordinance adopted for the land use.
- Both SUPs are not being used and are now obsolete. The properties containing both SUPs are city owned, and are part of the Trinity Mills Transit Center TOD Master Plan.

CONCLUSION

Staff believes SUP-426 and SUP-193 are no longer appropriate or necessary and the SUP ordinances should be repealed and removed from the official Zoning Map.