

SPECIAL USE PERMIT

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District with SUP 417 for a used car dealer

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	(LI) Light Industrial District	Warehouse
SOUTH	(LI) Light Industrial District	Warehouse
EAST	(LI) Light Industrial District	Warehouse
WEST	(LI) Light Industrial District	Warehouse

REQUEST: Approval of an amendment to an existing Special Use Permit allowing for the outdoor display of used cars on an adjacent site

PROPOSED USE: Used car sales

ACRES/LOTS: Approximately 3.0 acres/2 tracts

LOCATION: South side of Skylane Drive west of Midway Road

HISTORY: The current zoning on the property was established in December 1973, and SUP 417 was approved on December 9, 2014.

Both properties were platted into lots of legal record in 1978.

The existing buildings were constructed in 1982 (for 3228 Skylane) and 1980 (for 3232 Skylane).

COMPREHENSIVE PLAN: Industrial Uses

TRANSPORTATION PLAN: Midway Road is designated as an (A6D) Six-Lane Divided Arterial. Skylane Drive is a local street.

OWNER: Paul STrief Warehouse Ltd. (3228 Skylane) and Colfin Cobalt Owner I II, LLC (3232 Skylane)

REPRESENTED BY: Fadi Oden/Dallas Autos Direct

STAFF ANALYSIS

PROPOSAL

This is a request to amend an existing Special Use Permit (SUP 417) for a Used Car Dealer with outdoor sales, in order to expand the SUP to cover an adjacent site. The adjacent site is the west end of the building currently housing the RUF Auto Center (see Case No. 10-14SUP2 from 2014).

ORDINANCE REQUIREMENTS

The (LI) Light Industrial District currently allows **outdoor** used car display only with a Special Use Permit. Used car dealerships with indoor display only are allowed “by right.”

ELEMENTS TO CONSIDER:

- Currently the site holds a Certificate of Occupancy for a used car dealership with outdoor display. Special Use Permit No. 417 was approved on December 9, 2014 for a used car dealer, which allows for outdoor display.
- The current business sells late-model, high-quality used cars.
- There is no history of code enforcement problems at either location.
- There is a history of used car dealerships occupying in this area.
- The proposed additional site does not front Midway Road.
- The building and landscaping are in good condition.

EXISTING LANDSCAPING:

- The existing landscaping at the proposed site (3232 Skylane Drive) is currently non-conforming with regard to the street buffer requirements of Article XXV Landscaping & Buffering. The site currently contains no shade trees on site or within the landscape buffer areas along Skylane Drive.
- Existing turf grass appears in good condition.

CONCLUSION:

The use appears appropriate.