

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Construction Supply Store
SOUTH	(TMTC) Trinity Mills Transit Center District	Across PGBT – Mixed-Use Development Proposal
EAST	(LI) Light Industrial District	Multi-Tenant Facility
WEST	(LI) Light Industrial District	Undeveloped

REQUEST: Approval of a Special Use Permit to allow an internet vehicle sales office for “Automobile or Light Load Truck Sales (Used)”

PROPOSED USE: Used Auto Sales (internet vehicle sales office)

ACRES/LOTS: Approximately 220 square-foot lease space (sublease) of 11,000 square-foot tenant space / 1 lot

LOCATION: 1445 MacArthur Drive, Suite 216

HISTORY: The approximately 62,185 square-foot multi-tenant building was constructed in 1985.

The used car dealership office was established in 2013 at the subject property.

COMPREHENSIVE PLAN: Commercial High Intensity

TRANSPORTATION PLAN: MacArthur Drive is designated as a (C4U) 4-Lane Undivided Collector (TOD Area) and the West Trinity Mills Service Road is designated as a local roadway.

OWNER: C&JJ Investments, Inc.

REPRESENTED BY: Sarah Burnett / RepoPost.com

STAFF ANALYSIS

REQUEST

This is a request for approval of a Special Use Permit to allow “Automobile or Light Load Truck Sales (Used).”

ELEMENTS TO CONSIDER

1. Article V. of Carrollton’s Comprehensive Zoning Ordinance requires a SUP for Used Auto Sales regardless of whether the vehicle inventory is displayed indoors or outdoors.
2. The property is in a multi-tenant building.
3. The property has direct access from MacArthur Drive and West Trinity Mills Road.
4. The applicant has indicated that they operate 2 companies out of this location – a finance company and a used car dealership. The finance company is currently who the Certificate of Occupancy is issued to. The used car dealership has subleased a 220 square foot area to run an internet dealership since 2013. Even though their business model is to not have inventory in the parking lot at any point in the sale, it is now a requirement by the Texas Department of Motor Vehicles TX that the address is zoned to allow a used car dealership with an inventory of a minimum of 6 vehicle spaces on site. Texas Department of Motor Vehicles was not able to renew their Motor Vehicle license because they now require a C.O. from the City that is in the business’ name and approves of motor vehicle sales.
5. There is sufficient parking on site to provide 5 designated parking spaces for vehicle sales inventory if needed.
6. There are no residential zoned properties near the subject property.
7. Other than not having a Certificate of Occupancy, the business does not have any known violations or offenses with the City of Carrollton.
8. No public comments were 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

Staff believes the development proposal should not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found.