



P&Z MEETING DATE: OCTOBER 7, 2021

DATE: September 30, 2021

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Hold A Public Hearing To Consider An Ordinance To **Establish A Special Use Permit** For Automobile Or Light Load Truck Sales (Used) On A 2.0-Acre Tract Zoned (LI) Light Industrial And Located At 1510 Randolph Street, Suite 406; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2021-135 Big Toy Powersports.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

This is a Special Use Permit request to allow the sale of used automobiles or light load trucks at 1510 Randolph Street, Suite 406.

On June 1, 2021 and August 3, 2021 City Council approved two separate ordinances allowing the sale of used automobiles or light load trucks for Suites 304, 305, and 606 on the same property.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with stipulations.

ATTACHMENTS:

- Result Sheet
- Technical Comments
- Site Location and Zoning Map
- Applicant's Exhibits

RESULT SHEET

Date: 10/07/21

Case No./Name: PLSUP 2021-135 Big Toy Powersports

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of the Special Use Permit for Used Auto Sales with the following stipulations:

1. Permitted Use: Automobile or Light Load Truck Sales (Used)
2. Development shall be in accordance with the following special conditions, restrictions, and regulations:
 - a. Development shall be in accordance with the Conceptual Site and Floor Plan as attached.
 - b. The use will be allowed at Suite 406, as depicted on the Conceptual Site Plan exhibit.
 - c. All vehicles for sale shall be stored in the building at all times.
 - d. The vehicles on-site for the purpose of being sold cannot be parked on the street at any time.
 - e. No banners, inflatable moving products, balloon pennants, or other similar type of signs or products shall be permitted on the vehicle inventory or elsewhere outdoors.

B. P&Z RECOMMENDATION from P&Z meeting: October 7, 2021

Result: /Vote:

C. CC PUBLIC HEARING from CC meeting: November 2, 2021

Result: /Vote:

SPECIAL USE PERMIT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Office & Warehousing
SOUTH	(LI) Light Industrial District	Ambulance Storage Facility
EAST	(SF-7/14) Single-Family District	Single-Family Subdivision
WEST	(FWY) Freeway District	Paper Mill

REQUEST: Approval of an SUP for Automobile or Light Load Truck Sales (Used)

PROPOSED USE: Used Automobile Sales

ACRES/LOTS: Approximately 2-acres / 1 lot

LOCATION: 1510 Randolph Street, Suite 406 (approximately 1,000 square feet of lease space)

HISTORY: The lot is currently not platted, the building was constructed in 1985.
On June 1, 2021 and August 3, 2021 City Council approved two separate ordinances allowing the sale of used automobiles or light load trucks for Suites 304, 305, and 606 on the same property.

COMPREHENSIVE Industrial

PLAN:

TRANSPORTATION Randolph Street is designated as a local street.

PLAN:

OWNER: Valwood Flexspace, LLC

REPRESENTED BY: Alfredo Gomez

STAFF ANALYSIS

PROPOSAL

This is a Special Use Permit request to allow used auto sales in the (LI) Light Industrial Zoning District, located at 1510 Randolph Street, Suite 406.

The applicant has submitted a conceptual site plan, floor plan and narrative for the proposed use.

CURRENT ZONING

The subject property is zoned (LI) for the Light Industrial District.

- 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.
- 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.

ELEMENTS TO CONSIDER

- The property is in an industrial complex, located at 1510 Randolph Street, and consists of 4 multi-tenant buildings with reserved and shared parking. There are numerous industrial-type businesses at this center, which would not typically be negatively impacted by a used auto sales business.
- On June 1, 2021 and August 3, 2021 City Council approved two separate ordinances allowing the sale of used automobiles or light load trucks for Suites 304, 305, and 606 on the same property.
- All vehicles for sale shall be stored inside the building at all times. The parking spaces delineated on the site plan are for the purpose of showing the parking allocated to Suite 406 out of the overall parking available for the tenants of the four industrial buildings on site.
- The applicant will need to comply with all building and fire codes at the time of building permit processing.

CONCLUSION

The proposed used auto sales is appropriate and compatible with the surrounding uses in the area. Staff recommends approval with the stipulations listed in the case report, including the prohibition to sell and display vehicles outdoors.

LOCATION MAP



CONCEPTUAL SITE PLAN



CONCEPTUAL FLOOR PLAN

