



P&Z MEETING DATE: November 7, 2024

DATE: October 28, 2024

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner

SUBJECT: Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit** For An Automobile Or Light Load Truck Sales (Used) In An Approximately 13,115 Square Foot Lease Space Zoned (LI) Light Industrial District And Located At 2145 Chenault Drive, Suite 106; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-152 Wolfe Motors.** Case Coordinator: Michael McCauley.

BACKGROUND:

This is a request for approval of a Special Use Permit (SUP) to allow an “Automobile or Light Load Truck Sales (Used)” in an approximately 13,115 square-foot space located at 2145 Chenault Drive, Suite 106.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with stipulations.

ATTACHMENTS:

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

RESULTS SHEET

Date: 11/07/24

Case No./Name: PLSUP 2024-152 Wolfe Motors

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends approval with the following stipulations:

1. Permitted use: Automobile or Light Load Truck Sales (Used)
2. All vehicle inventory for sale shall be displayed and stored indoors only.
3. No vehicle inventory for sale shall be displayed or stored outside the building.
4. Indoor vehicles shall not obstruct overhead doors or egress doors.
5. Maintain a minimum 2-foot walking space between indoor vehicles.
6. No banners, inflatable moving products, balloon pennants, or other similar type of signs or products shall be permitted outdoors.

B. P&Z ACTION from P&Z meeting: 11/07/24
Result: /Vote:

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 12/03/24
Result: /Vote:

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Multi-Tenant With Auto Repair
SOUTH	(LI) Light Industrial District	Multi-Tenant Office
EAST	(LI) Light Industrial District	Multi-Tenant Industrial Uses
WEST	(LI) Light Industrial District	Multi-Tenant Technical Offices

REQUEST: Approval of a Special Use Permit to allow an “Automobile or Light Load Truck Sales (Used)” with vehicles displayed indoors

PROPOSED USE: Used automobile sales (indoor vehicle inventory display only)

ACRES/LOTS: Approximately 13,115 square-foot suite (7,500 square-foot warehouse vehicle storage and 5,615 square-foot office space)

LOCATION: 2145 Chenault Drive, Suite 106

HISTORY: The multi-tenant building was constructed around 1999.
The previous use was a vehicle wrap business.

COMPREHENSIVE PLAN: Industrial Use

TRANSPORTATION PLAN: Chenault Drive is designated as a local roadway.

OWNER: Jakalam Properties, LTD.

REPRESENTED BY: Ermis Funes / Wolfe Legacy Motors, LLC

STAFF ANALYSIS

REQUEST

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

ELEMENTS TO CONSIDER

1. Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) requires a SUP for new and used auto sales regardless of whether the vehicle inventory for sale is displayed indoors or outdoors.
2. In 2016, used car dealers (indoors only) were allowed by right in the (LI) Light Industrial District.
3. The previous use was a vehicle wrap business.
4. No vehicle inventory for sale shall be displayed or stored outdoors.
5. There are no residential zoned properties near the subject property.
6. 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 will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found.

APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project

Requesting A special use permit to allow indoor display of vehicle inventory for an automobile or light load truck sales (used) currently zoned for light industrial at 2145 Chenault Dr #106 Carrollton TX 75006, previous tenant provided automobile wrap service.

SITE LOCATION AND ZONING MAP



FRONT ELEVATION

Green Outline shows the boundaries of the suite



REAR ELEVATION

