



P&Z MEETING DATE: November 7, 2024

DATE: October 20, 2024

TO: Planning & Zoning Commission

FROM: Emily Offer, Senior Planner

SUBJECT: Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Repeal Three Special Use Permits Numbered 371 (2227 High Point Drive) For An Accessory Building In Excess of 600 Square Feet And 390 (1035 North IH-35E) For Automotive Mechanical And Electrical Repair And Maintenance And 099 (1035 North IH-35E) Mini-Warehouse With A Caretaker's Apartment; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2023-156 Repeal Of Three SUPs.** Case Coordinator: Emily Offer.

BACKGROUND:

This is a city-initiated request to reassess the continued appropriateness of 3 Special Use Permits (SUPs) numbered 371 (2227 High Point Drive) for an accessory building in excess of 600 square feet, 390 (1035 N IH-35E) for automotive mechanical and electrical repair and maintenance, and 099 (1035 N IH-35E) mini-warehouse with a caretaker's apartment.

SUPs 099 and 371 are not being used or likely to be used for their intended purpose. SUP 371 is no longer required as Carrollton's zoning ordinance no longer requires a SUP for accessory structures in excess of 600 square feet.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** to repeal the 3 SUPs.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Locator Maps

RESULTS SHEET

Date: 11/07/24

Case No./Name: PLSUP 2024-156 Repeal Of Three SUPs

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to repeal the 3 SUPs.

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: Emily Offer

GENERAL PROJECT INFORMATION

REQUEST: Rezone to repeal 3 SUPs

SUP-371

- Approved on 01/06/2009 to allow an “Accessory Building In Excess Of 600 Square Feet” (Ord. 3277) for a 3-car garage.
- Location is 2227 High Point Drive.
- Approximately 0.80 acres.
- The property is zoned PD-043 for the (SF-8.4/16) Single Family Residential District.
- The lot is used as a Detached Single-Family Home.
- The property owners are Robert E & Linda G Parker.
- An SUP for an accessory structure larger than 600 square feet is no longer necessary and the use of the property is allowed by right.

SUP-390

- Approved on 03/01/2011 to allow an “Automotive Mechanical and Electrical Repair and Maintenance” (Ord. 3429).
- Location is 1035 N. IH-35E.
- Approximately 3.486 acres.
- Previous tenant was Melvin’s Auto Repair.
- The SUP is no longer being used.
- Property owner is Castelan Alejandro.
- The property is zoned (FWY) Freeway District with the I-35E Overlay.

SUP-099

- Approved on 09/15/1987 to allow an “Mini-Warehouse with a Caretaker’s Apartment” (Ord. 1419).
- Subject building is located on the northwest corner of 1035 N. IH-35E.
- Previous tenant no longer occupies the subject building.
- The property is zoned (FWY) Freeway District with the I-35E Overlay.

REPRESENTED BY: City of Carrollton

STAFF ANALYSIS

PROPOSAL/BACKGROUND

This is a city-initiated request to reassess the continued appropriateness of 3 SUPs numbered 371 (2227 High Point Drive) for an accessory building in excess of 600 square feet, 390 (1035 N IH-35E) for automotive mechanical and electrical repair and maintenance, and 099 (1035 N IH-35E) mini-warehouse with a caretaker's apartment.

ELEMENTS TO CONSIDER

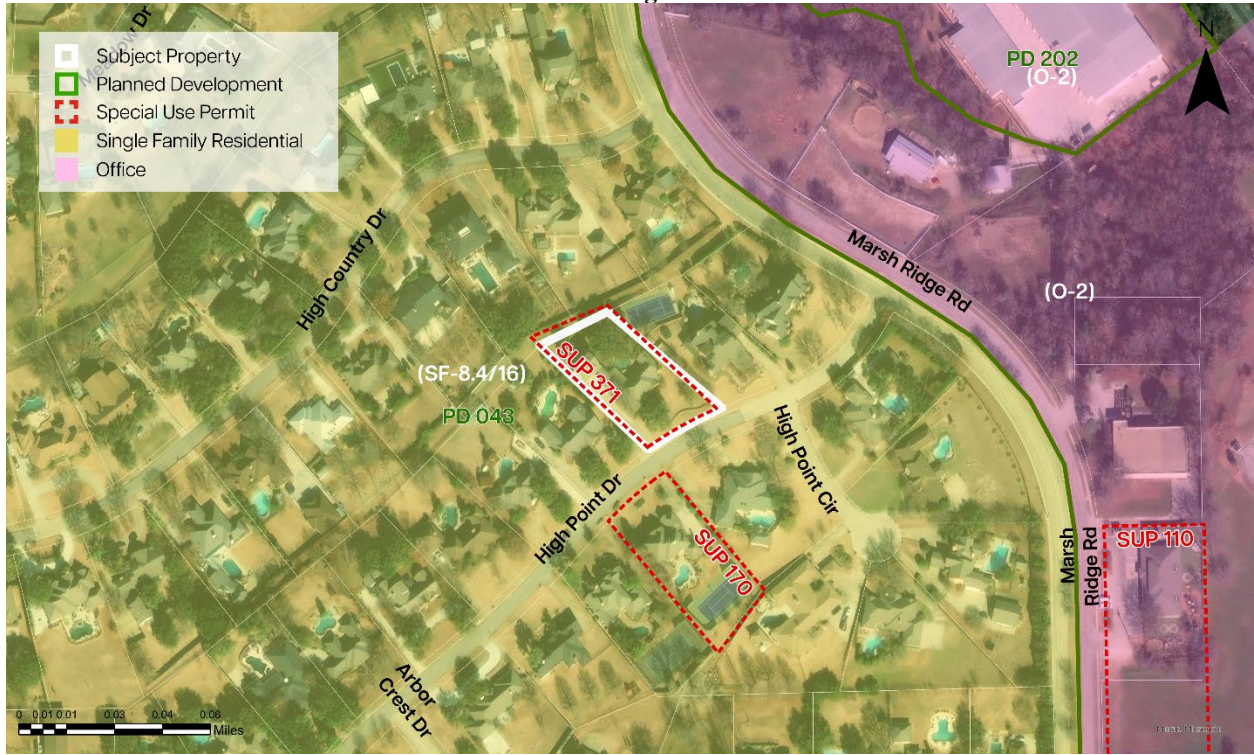
- The City periodically reviews SUPs to determine if approved land uses are operational or are no longer active. SUPs that are inactive or have not been operating are rezoned to remove the SUP designation from the official zoning map and repeal the ordinance adopted for the land use.
- These SUPs are either not being used or are now obsolete, as noted in the General Project Information section of this report.
- The property owner where each SUP is located was notified that the SUP repeal was being processed.

CONCLUSION

Staff believes SUP 371, SUP 309, and SUP 099 are no longer appropriate or necessary and the SUP ordinances should be repealed and removed from the official Zoning Map.

SPECIAL USE PERMIT LOCATOR MAPS

SUP-371 2227 High Point Drive



SUP 390 and SUP 099 1035 N IH-35E

