



# City of Mesquite, Texas

## Legislative File

**File Number: 17-2930**

**File ID:** 17-2930

**Type:** Agenda Item

**Status:** Other Business

**Version:** 1

**Org Code(s):**

**In Control:** City Council

**File Name:** Moratorium Waiver: 2300 Gross Rd

**File Created:** 08/24/2017

### Final Action:

**Title:** Consideration and possible action on a request from Moses NeGusse of Greenwood Real Estate, for a waiver from the commercial moratorium to submit an application for the parking of heavy load vehicles as a principal use on property located at 2300 Gross Road.

**Agenda Date:** 09/05/2017

**Agenda Number:** 12

### Text of Legislative File 17-2930

#### Title

Consideration and possible action on a request from Moses NeGusse of Greenwood Real Estate, for a waiver from the commercial moratorium to submit an application for the parking of heavy load vehicles as a principal use on property located at 2300 Gross Road.

#### Body

On July 3, 2017, the City Council enacted Ordinance No. 4496, which imposed a commercial moratorium on applications pertaining to truck stops and developments including the parking of heavy load vehicles as a principal or accessory use.

The applicant is requesting a waiver from the moratorium in order to file an application for development of a vacant tract of land located at the southeast corner of U.S. Highway 80 and Gross Road. The proposed business would be truck parking and a mechanic shop.

The attached Case Summary provides further details on the pending application, the Council's rules of decision under the moratorium, and the effects of granting a waiver. The City Council may authorize or deny the requested waiver, and if authorized, direct the staff to accept a completed application and process the application subject to conditions necessary to ensure that the proposed development will not cause adverse effects to the surrounding property or the City's infrastructure and to carry out the spirit and purpose of the moratorium.

#### Recommended/Desired Action

The Council may deny the waiver or authorize the waiver with conditions.

#### Attachment(s)

Case Summary

Request for waiver from Moses NeGusse

Location map

**Drafter**

Jeff Armstrong

**Head of Department**

Richard G. Gertson