



MEMORANDUM

TO: Honorable Mayor and City Council

THROUGH: Cliff Keheley, City Manager
Raymond Rivas, Assistant City Manager

FROM: Jeff Armstrong, AICP, Director of Planning & Development Services

DATE: August 19, 2022

SUBJECT: Zoning Ordinance Text Amendments

Staff continues to work on rewriting the Mesquite Zoning Ordinance. As we did earlier this summer with carports and accessory structures, we have a few amendments that need to be addressed ahead of the entire ordinance re-write. Staff plans to bring these amendments to Council on October 3, 2022. A brief description of each proposed amendment follows.

Free-standing Solar Panels

There are currently no zoning regulations specific to free-standing solar panels in residential areas. Height, size and location are among the regulations to be considered.

Accessory Dwelling Units (ADUs)

For many years, the Board of Adjustment (BOA) has had authority to approve ADUs by Special Exception. In 2018, the City Council updated regulations related to accessory dwelling units, but approval authority remained with the BOA. Staff proposes to change the approval process for these units to a Conditional Use Permit, which are considered by the Planning and Zoning Commission (P&Z) and City Council. The primary reason being that this is a land use decision much more than an exception to a regulation. As a land use decision it more appropriately fits in the purview of the P&Z and City Council.

Garage Conversions

In 2020, the City Council approved amendments to the requirements for converting garages to living space. Specifically, the amendments addressed concerns about parking. When a garage is to be converted, the ordinance requires that the parking be replaced on the property. This should continue to be required. However, there are some conversions that occurred many years ago, in some cases decades ago. Many were done without permits, which are being caught during Residential Certificate of Occupancy inspections. Staff requires permits and inspections to assure safety, which should continue. However, it is difficult for many of these properties to replace the lost parking. The proposed ordinance would allow some relief for these existing circumstances.

A handwritten signature in black ink, reading "Jeff Armstrong". The signature is written in a cursive, flowing style.

Jeff Armstrong, AICP
Director of Planning & Development Services