



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Amber Wilkins

REQUESTED ACTION: Conditional Use Permit to allow sale of used merchandise for used retail store

LOCATION: 1515 E. Kearney, Suite 200

CASE NUMBER: 1353-39-2017

STAFF COMMENTS AND ANALYSIS

In 1972 this parcel was annexed and zoned R-1, Single Family Residential. Subsequently two zoning changes were approved, resulting in current General Retail zoning. A shopping center containing Suite 200 exists on the property. The applicant is requesting a Conditional Use Permit to allow sale of used merchandise for a used retail store, applying only to Suite 200. Merchandise would consist of clothing, furniture, and home décor, to be obtained from donations and storage auctions.

Suite 200 is currently vacant. Nearby uses include: service-oriented businesses within the shopping center, single family homes, and vacant land. The store would be consistent with the *Mesquite Comprehensive Plan* vision, which promotes neighborhood-oriented businesses in this area. The Conditional Use is not expected to impede other uses in the shopping center. At the Planning and Zoning Commission meeting, the applicant expressed intent to prevent after-hours donation drop-off by installing surveillance and signage. A masonry wall at the rear of the property provides a buffer for adjacent homes.

Two community response forms were returned in opposition.

RECOMMENDATION

At the March 27, 2017, meeting the Commission voted 4-3 to approve the request (Janice Bell, Dharma Dharmarajan, and Jennifer Vidler dissenting) with the following conditions:

1. The used merchandise shall be limited to clothing, furniture and home décor.
2. Merchandise display shall be orderly and similar in style and organization to typical displays at general merchandise department stores.
3. Outdoor storage or display of merchandise is prohibited.
4. All display merchandise shall be clean and operational. The display of damaged items is prohibited.
5. This Conditional Use Permit is limited to Suite 200.
6. Inventory shall be unloaded during the store's regular operating hours.