



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Fenton Motors Group

REQUESTED ACTION: Zoning Change from LC, Light Commercial to PD – Light Commercial with a Conditional Use Permit

LOCATION: 16160 and 16170 IH 635

CASE NUMBER: Z0717-0011

STAFF COMMENTS AND ANALYSIS

Fenton Motors requested a Conditional Use Permit to move their used car dealership from 16190 IH 635 to 16160 IH 635. The applicant is planning a major renovation of 16190 and 16200 IH 635 for their Hyundai and Genesis dealerships that cannot proceed until their used car dealership is relocated to 16160 IH 635. The applicant is proposing to also use 16170 IH 635 as a service center for their inventory and to have outdoor display of new and used vehicles. Previous Conditional Use Permits were previously approved for the sale of new and used vehicles at the subject properties. Staff does not anticipate any negative impacts on surrounding properties given the history of this property having car sales and the other car sales lots in the immediate area. Staff recommends approval with conditions consistent with conditions placed on other recently approved car dealerships. No comment forms were returned in favor or opposition.

RECOMMENDATION

At the August 28, 2017, meeting the Planning and Zoning Commission voted unanimously to recommend approval with the following conditions:

1. The uses permitted shall be limited to those uses permitted by right in the Light Commercial zoning district provided that a Conditional Use Permit may be granted to allow a motor vehicle dealership with used car sales only.
2. A Conditional Use Permit for the sale of new and used cars is hereby approved with the following conditions:
 - a. 100% of the inventory displayed at 16160 IH 635 may be used cars.
 - b. 30% of the inventory displayed at 16170 IH 635 may be used cars.
 - c. Display of vehicles shall be limited to the number of display spaces and display areas as noted on the Concept Plan attached hereto as Exhibit "A". Display spaces and customer parking shall comply with the parking and access standards in Section 3-400 of the Mesquite Zoning Ordinance.
 - d. Any vehicle for sale shall be operable and maintained in good condition.
 - e. No vehicle for sale shall have body damage greater than four inches in diameter.
 - f. Painted repairs shall match the paint on the rest of the vehicle.
 - g. Any vehicle for sale shall not have broken or cracked windows.
 - h. All parking and display surfaces shall be paved except for display surfaces in showroom areas.
 - i. Any vehicle not ready for sale and in need of repair or detailing shall be kept in the rear of the property on a paved surface or inside of a structure.
 - j. This Conditional Use Permit shall be limited to Fenton Motors, Inc. and is not assignable or transferrable.