



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Ernest Warnock, EE Warnock & Associates, LLC; on behalf of Precision Auto

REQUESTED ACTION: Conditional Use Permit in the “C” Commercial Zoning District to allow an outdoor display lot for a used automobile dealership

LOCATION: 2960 Interstate Highway 30

CASE NUMBER: Z1117-0014

STAFF COMMENTS AND ANALYSIS

SRA Group, Inc., recently purchased the subject property and is proposing reuse and restoration of the vacant site. Precision Auto (SRA Group, Inc.) plans to use the property for the outdoor display and sale of used vehicles. The Mesquite Zoning Ordinance requires approval of a Conditional Use Permit (CUP) within the existing zoning district (“C” Commercial) in order to allow an outdoor display lot. The Mesquite Zoning Ordinance also requires compliance with Section 3-602 (Outdoor Display Lot) for an outdoor display lot. If the CUP is approved, the proposed development will be considered redevelopment of the site. Redevelopment requires compliance with all regulations of the Mesquite Zoning Ordinance including, but not limited to landscaping and screening requirements, architectural requirements, etc.

The proposed highway oriented use is appropriate for the subject property, as it is located along IH 30, and is surrounded by similar uses and/or zoning districts to the west and east. The proposed Conditional Use is consistent with past and future development of the site and along the IH 30 corridor as evidenced by the 2003 Comprehensive Plan, which identified the area as being an adequate location for an outdoor display lot. The property was previously used for outdoor display of new and used vehicles. No impedance to development of nearby vacant land is anticipated.

RECOMMENDATION

At their December 11, 2017 meeting, the Planning and Zoning Commission recommended approval (4-3) with Jennifer Vidler, Yolanda Shepard and Dharma Dharmarajan dissenting; subject to the following conditions:



1. The use of loudspeakers and outdoor amplification devices is prohibited.
2. A photometric plan is required which minimizes overnight light nuisance to neighboring residential properties, but which provides adequate lighting for security. Lighting shall be measured in foot candles not to exceed 0.25 at the rear property line.
3. Any vehicle for sale shall be operable and maintained in good condition.
4. No vehicle for sale shall have body damage greater than four inches in diameter.
5. Painted repairs shall match the paint on the rest of the vehicle.
6. Any vehicle for sale shall not have broken or cracked windows.
7. All parking and display surfaces shall be paved except for display surfaces in showroom areas.
8. 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.
9. At a minimum, 80 percent of the used car inventory displayed for sale shall be less than eight years old.