



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

**APPLICANT:** Fenton Motors,

**REQUESTED ACTION:** Rezone to Planned Development – Light Commercial with a Conditional Use Permit (CUP) to allow the outdoor display of new and used vehicles.

**LOCATION:** 16200 IH 635

**CASE NUMBER:** Z0318-0025

**COMMUNITY RESPONSES:** No responses

### **STAFF COMMENTS AND ANALYSIS**

The applicant, Fenton Motors, currently operates a Hyundai dealership out of 16200 and 16230 IH 635 for new car sales. Their used car sales are located at 16160, 16170, and 16190 IH 635. In 2017, Fenton Motors acquired 16160 and 16170 IH 635 and were granted a CUP for the outdoor display of used cars. They planned on using 16200 IH 635 for new car sales of Hyundai while using 16190 IH 635 for new car sales of Hyundai's luxury brand, Genesis. In addition, Fenton Motors was going to have to vacate 16230 IH 635 due to an expiring lease. Recently, however, Fenton Motors was able to purchase 16230 IH 635 and will not have to vacate their existing facility. As result of this, they are now planning on selling 16160, 16170 and 16190 IH 635. Their plan is now to use 16230 IH 635 to display their new car inventory while using 16200 IH 625 to display their used car inventory.

### **RECOMMENDATION**

At the April 9, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of a Zoning Change from Light Commercial to PD – Light Commercial with the following stipulations:

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. 90% of the inventory displayed may be used cars.
  - b. 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.
  - c. Any vehicle for sale shall be operable and maintained in good condition.



- d. No vehicle for sale shall have body damage greater than four inches in diameter.
- e. Painted repairs shall match the paint on the rest of the vehicle.
- f. Any vehicle for sale shall not have broken or cracked windows.
- g. All parking and display surfaces shall be paved except for display surfaces in showroom areas.
- h. 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.
- i. At a minimum, 80 percent of the used car inventory displayed for sale shall be less than eight years old.
- j. This Conditional Use Permit shall be limited to Fenton Motors, Inc. and is not assignable or transferrable.