

**REQUEST FOR ZONING
RECLASSIFICATION**



**PLANNING AND
DEVELOPMENT SERVICES**

FILE NO.: Z1018-0070

P&Z HEARING DATE:
COUNCIL DATE:

November 12, 2018
December 3, 2018

GENERAL INFORMATION

APPLICANT: Shannon Taylor, Park & Tow Solutions.

REQUESTED ACTION: Conditional Use Permit to allow outdoor storage of vehicles and tow trucks.

LOCATION: 2508 Westwood Ave.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: Park & Tow Solutions is located on a lot zoned "C" Commercial. The lot is approximately .47 acres in size.

**SURROUNDING LAND USE
AND ZONING (see attached
map):**

	Zoning	Existing Land Use
North	"C" Commercial	Automotive Use/Storage Yards
South	"C" Commercial	Vacant Lot
West	"C" Commercial	Commercial / Warehousing
East	"C" Commercial	Automotive Repair

ZONING HISTORY 1951: Annexed and zoned Commercial

PLATTING: Hilhome Gardens 2, Block 4, Lot 18

GENERAL: The applicant is requesting a Conditional Use Permit (CUP) to allow for the outdoor storage of towed automobiles and tow trucks for the operation of the business. The Mesquite Zoning Ordinance requires a CUP in the Commercial zoning district for outdoor storage when it constitutes more than 50% of the premises. The storage of towed vehicles and tow trucks will be conducted behind the primary structure on a concrete storage area that is approximately 11,500 square feet. This rear concrete storage space is screened on all sides and will have solid entry gates installed to eliminate any visual impact the storage yard may have on Westwood Avenue.

According to the applicant, Park & Tow Solutions is a new business that will operate a towing service and will provide short-term storage of customer's vehicles that are towed from a specific location. The business offers a 24/7 towing service and will have at least one staff member on the subject property at all times. Currently, the applicant does not plan to store any tow trucks on site for an extended period of time as they are kept at alternative locations. The business will allow a towed vehicle to remain on the property for a maximum of

45 days. After 45-days have passed, the vehicle will then be removed from the property and sold.

STAFF COMMENTS

Mesquite Comprehensive Plan

The Mesquite Comprehensive Plan designates the subject property within a Business Corridor. The Plan describes the intent of the Business Corridor designation in the Development Areas as follows:

This designation is intended to primarily provide sites for a variety of business and commercial uses serving both regional and community customers with frontages along the freeways and highway corridors. This area is intended for general business and commercial uses and should not be used for entertainment uses or for large scale display lots.

Mesquite Zoning Ordinance Sec. 5-303: Review Criteria for Conditional Use Permits (Staff comments are provided below each criteria.)

1. Existing Uses

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The subject property abuts nonresidential uses on all sides of the property. The surrounding nonresidential uses include a wide variety of automotive related uses, warehousing, and office use. The proposed use is consistent and compatible with surrounding nonresidential uses. The proposed use also conforms to the commercial zoning intended use and to the Business Corridor designation within the Comprehensive Plan. It is not anticipated that the proposed use will be injurious to the property or surrounding area.

2. Vacant Properties

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Staff does not expect the proposed use to impact the development or redevelopment of any nearby property.

3. Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Adequate utilities, access roads and drainage facilities exist for the site and are sufficient for accommodating the demands associated with the request for a Conditional Use Permit to allow the proposed use.

4. Parking

Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

The parking lot contains sufficient spaces to accommodate all currently operating businesses and including vacant suites.

5. Performance Standards

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff anticipates no disturbances to neighboring businesses as a result of the proposed use.

Analysis

The proposed CUP to allow for the outdoor storage of vehicles is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The proposed use will be adjacent to multiple nonresidential uses and located within an existing “C” Commercial zone. All outdoor storage will be screened from public view along Westwood Avenue. Staff does not anticipate any adverse impacts from the proposed use on the surrounding uses or properties.

RECOMMENDATIONS

Staff recommends approval of the request to allow outdoor storage of vehicles and tow trucks at 2508 Westwood Ave. with the following conditions:

1. There shall be no storage of heavy load vehicles such as semi-trucks or trailers on site.

PUBLIC NOTICE

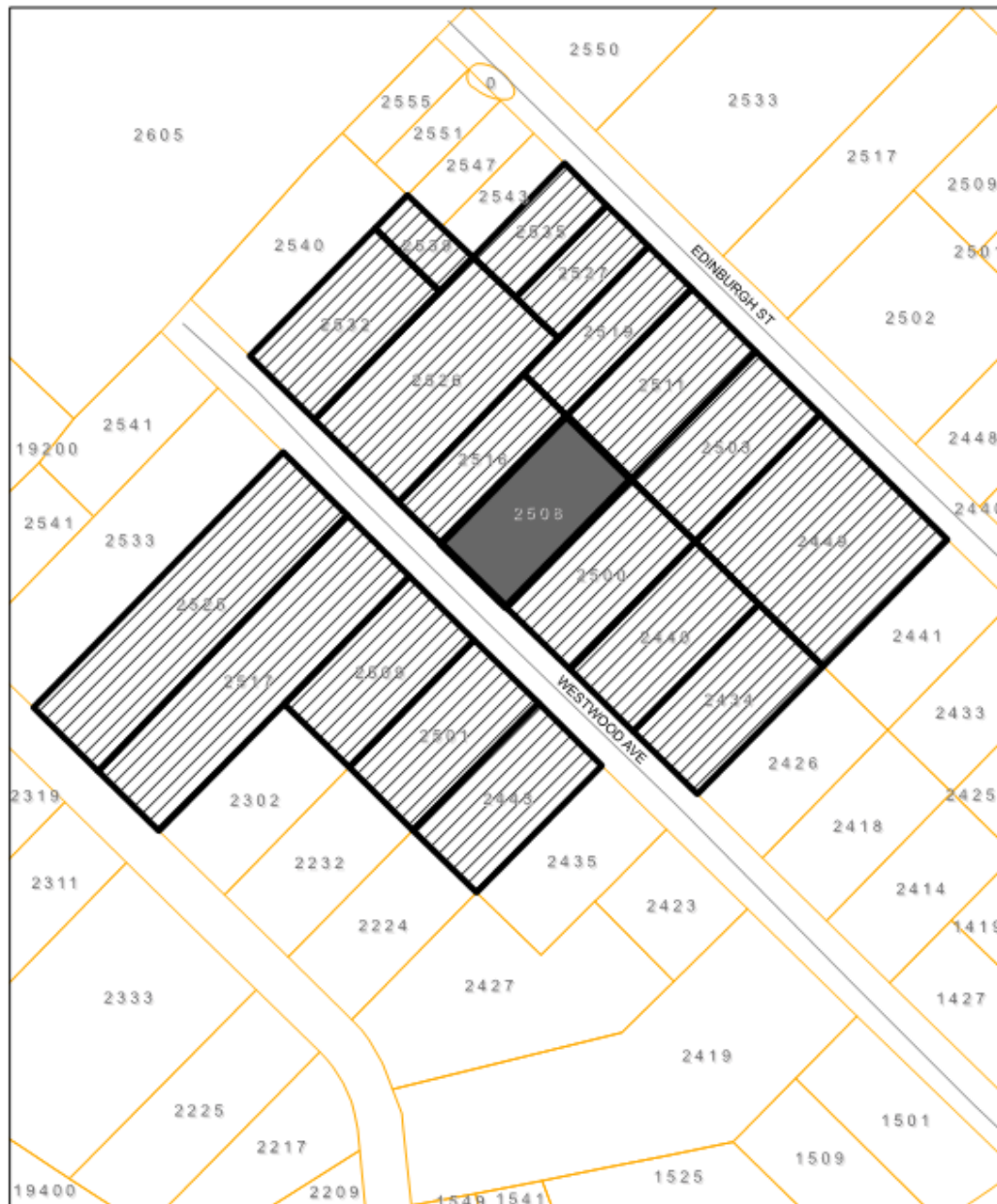
Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff has received two returned notices in favor of the request from property owners within 200 feet of the subject properties.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Submitted Drawing
- 5 – Site Pictures



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



Request: Conditional Use Permit to allow for outdoor storage for a towing company.
Applicant: Shannon Taylor, Park and Tow Solutions
Location: 2508 Westwood Ave.

Legend

 Notified Properties
 Subject Property




ATTACHMENT 3 – ZONING MAP



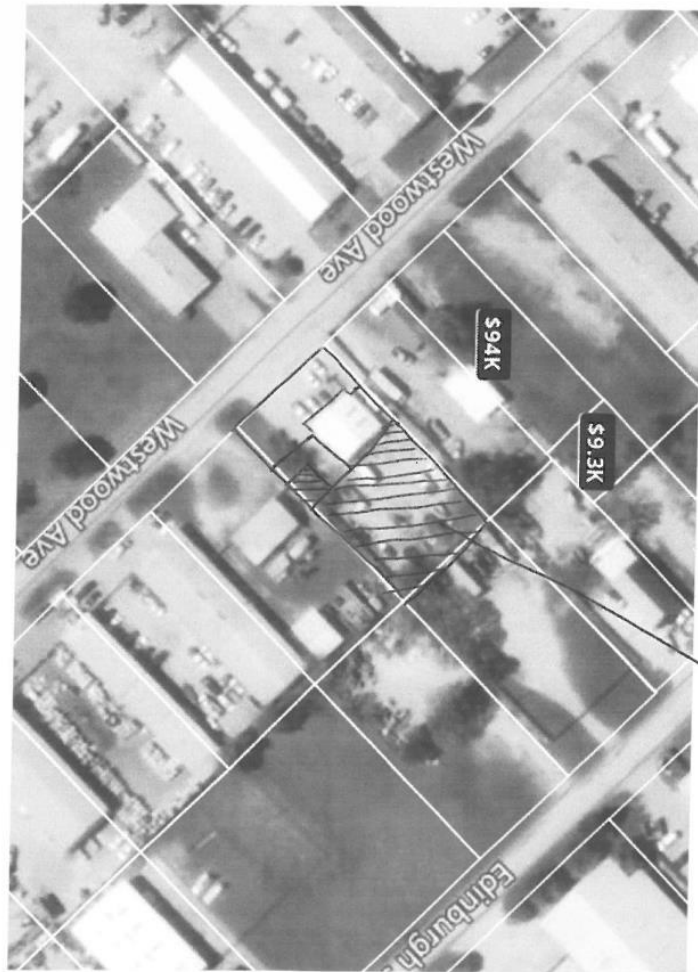
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 Subject Property



ATTACHMENT 4 – Submitted Drawing



Park and Tow Solutions
2506 Westwood Ave
Mesquite, TX 75150

cars will be kept stored

ATTACHMENT 5 – SITE PICTURES



Front view of Park & Tow Solutions from Westwood Ave.



View of Park & Tow Solutions from Westwood Ave.



View of the current rear, concrete storage lot looking north.



View of rear storage lot looking northeast.