



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Todd Nichols on behalf of Moore's Car Corner

REQUESTED ACTION: Conditional Use Permit to allow the outdoor display of used cars

LOCATION: 511 W. Davis

CASE NUMBER: Zo818-0072

COMMUNITY RESPONSES: Two responses, both in favor

STAFF COMMENTS AND ANALYSIS

The applicant is requesting the renewal of a Conditional Use Permit (CUP) to allow the outdoor display for sales of used cars at Moore's Car Corner. The .121 acre subject property is situated between two used car lots, a residence and church to the south across from Davis St. are also zoned Central Business. Moore's Car Care originally applied for and had approved a CUP in 2013, to expire after five years.

The property is within the area defined by the Downtown Mesquite Plan. The proposed use is not compatible with the intent of the Downtown Plan. However, the CB (Central Business) zoning allows the use with the approval of a Conditional Use Permit. Even though the use is not compatible with the intent of the Downtown Plan, the continuation of the existing business activity is negligible. Staff communicated with the Mesquite Downtown Development Manager regarding the continuance of this use through CUP, to which it was determined the renewal of the CUP would not adversely influence Downtown Mesquite within the near future. Staff is recommending the same conditions that were approved in 2013, including limiting the CUP to five years.

RECOMMENDATION

At the November 12, 2018 meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of a Conditional Use Permit with the following conditions:

1. Prices shall not be written on windshields.
2. All vehicles shall be in good and operable condition.
3. This CUP is valid only where this property is used in conjunction with a used car business located on adjacent property. Use of the subject property as a stand-alone used car dealership is prohibited.
4. This CUP expires five years from issuance of the certificate-of-occupancy. The user may apply for a new CUP at that time, subject to the procedural requirements of a zoning change.