



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

<b>APPLICANT:</b>	Danny Humphrey, Danny's Mesquite Car Care
<b>REQUESTED ACTION:</b>	Rezone from "SS", Service Station to "PD-GR" Planned Development - General Retail to allow for major auto repair and outdoor storage.
<b>LOCATION:</b>	2933 Motley Dr.
<b>CASE NUMBER:</b>	Zo818-0062
<b>COMMUNITY RESPONSES:</b>	Two responses, both in favor.

### **STAFF COMMENTS AND ANALYSIS**

The applicant is proposing to rezone the subject property to Planned Development - General Retail (PD-GR) to allow for major auto repair and outdoor storage of vehicles at light auto repair facility Danny's Mesquite Car Care. The approximately 23,000 +/- square-foot area subject property is not a separate lot and is part of a larger lot that consists of retail uses zoned General Retail.

The applicant has been in business at this location for the past 14 years, but as a response to a complaint in 2017, Code Enforcement cited the applicant for having outdoor storage of vehicles and conducting major auto repair in violation of the Mesquite Zoning Ordinance. The subject property is zoned Service Station which permits minor auto repair but does not permit major auto repair nor does it permit outdoor storage.

The proposed rezoning request to PD-GR to allow outdoor storage of vehicles is not consistent with the future land use designation of the Comprehensive Plan, *General Business*, as well as the existing zoning districts in the area. The proposed use is not compatible with the surrounding area as it is located between General Retail uses and a single family neighborhood less than half a block away. Accessory outdoor storage is only permitted in the Mixed, Central Business, Commercial, and Industrial districts. As a result, staff could not support approval of the request. The applicant indicated he will not be performing any major automotive repair.

### **RECOMMENDATION**

At the November 12, 2018 meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval to rezone the subject property to Planned Development- General Retail to allow outdoor storage of vehicles with the following conditions:

1. Outdoor storage shall be limited to the area shown in Exhibit A
2. Outdoor storage shall be screened with a 6 ft. wood privacy fence