

**FILE NUMBER:** Z0619-0099  
**REQUEST FOR:** Primary Outdoor Storage Yard  
**CASE MANAGER:** John Chapman - Planner

## PUBLIC HEARINGS

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Planning and Zoning Commission: Monday, August 12, 2019  
City Council: Monday, September 16, 2019

## GENERAL INFORMATION

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Applicant: Marvin Cooksey  
Requested Action: Conditional Use Permit to allow the property to be used as a primary outdoor storage yard per section 3-603.A.1 of the Mesquite Zoning Ordinance. Consideration of the request will also include a modification to Section 3-603.B.4 of the Mesquite Zoning Ordinance to substitute the requirement of a solid wood fence or masonry screening wall for an existing r-panel fence.  
Location: 2533 Westwood Avenue

## PLANNING AND ZONING ACTION

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Decision: The Planning and Zoning Commission approved the Conditional Use Permit 6-0 as presented by Staff. The screening modification was not part of the Commission's decision and included an 8-foot cedar board-on-board fence spanning the Westwood Avenue front property line.  
Conditions: 

1. Install T-post and wire fencing spanning the southwestern edge of pavement.
2. Two approved trees from Section 1A-500 shall be planted within the front setback along Westwood Avenue.
3. A wrought-iron gate with mesh privacy screening at a height no shorter than 6 feet and no greater than 8 feet shall be installed at the point of access on Westwood Avenue.

## SITE BACKGROUND

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Platting: Hilhome Garden Addition, Block 5, Lots 12 & 15  
Size: 40,438 square feet / 0.93 acres  
Zoning: C - Commercial  
Land Use: Business Corridor  
Zoning History: 1951: Annexed into City of Mesquite – Zoned Residential  
1955: Zoning Ordinance Established  
1972: Rezoned Duplex to Commercial (Ord. No. 1047)  
1980: Conditional Use Permit for Metal Buildings with Masonry Fronts (Ord. No. 1618)

Surrounding Zoning and Land Uses (see attachment 3):

|               | <u><b>ZONING</b></u> | <u><b>EXISTING LAND USE (FROM<br/>CERTIFICATE OF OCCUPANCY)</b></u>  |
|---------------|----------------------|--|
| <b>NORTH:</b> | C - Commercial       | <ul style="list-style-type: none"><li>• Storage with no outdoor storage</li><li>• Roof Contractor with Warehousing and Storage</li></ul> |
| <b>SOUTH:</b> | C - Commercial       | <ul style="list-style-type: none"><li>• Office and Storage with no outdoor storage or work</li></ul>                                     |
| <b>EAST:</b>  | C - Commercial       | <ul style="list-style-type: none"><li>• Vacant</li></ul>   |
| <b>WEST:</b>  | C - Commercial       | <ul style="list-style-type: none"><li>• Automotive Part Sales/Vacant</li></ul>   |

### **CASE SUMMARY**

The applicant is requesting a Conditional Use Permit (CUP) to allow for the subject properties to be used as a primary outdoor storage yard per Section 3-603.A.1 of the Mesquite Zoning Ordinance. A certificate of occupancy was applied for on June 4, 2019, requesting the properties to be used for outdoor parking and storage as the primary use. After meeting with the applicant, Staff determined the request matched the description of a primary outdoor storage yard. The applicant wishes to park vehicles and non-combustible items on the premises including cars, trucks, recreational vehicles, equipment, and materials. Based on the conceptual site plan, the applicant is proposing to pave a portion of the properties, totaling approximately 19,500 square feet, with a 2-foot buffer between the edge of pavement and perimeter fencing. Since the Planning and Zoning Commission meeting, the applicant has requested a modification to Section 3-603.B.4 of the Mesquite Zoning Ordinance to substitute the requirement of a solid wood fence or masonry screening wall for an existing r-panel fence. The plan also incorporates landscaping to include two approved trees from Section 1A-500 of the Mesquite Zoning Ordinance. Primary Outdoor Storage Yards have required a CUP in the C – Commercial zoning district since December 1989 (Ordinance 2650).

### **MESQUITE COMPREHENSIVE PLAN**

The Mesquite Comprehensive Plan designates the subject properties as Business Corridor. The Plan describes these areas as:

Multi-faceted, diversified commercial areas accommodating both regional and community business services, including highway-related uses for visitors to the City. Specific areas may also accommodate light industrial activities, generally smaller in scale

#### **STAFF COMMENTS:**

The proposed land use is provided consideration based on the current Mesquite Comprehensive Plan. Many of the land uses surrounding the immediate area are similar in use and the applicant is willing to ensure an aesthetically pleasing appearance and consistent design.

## MESQUITE ZONING ORDINANCE

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### SEC. 3-603.A: PERMITTED OUTDOOR STORAGE

1. Primary outdoor storage yards shall be permitted in the I district and may be approved as a Conditional Use permit in the C district. A primary outdoor storage yard shall mean such storage which constitutes a principal use on the premises or is conducted without a permanent building on the premises, which utilizes more than 50% of the premises, or which otherwise exceeds the limitation of an accessory storage area. Modification of the conditions set out below may be specified as part of the approval of a Conditional Use permit, if noted on the application and required notification, when it is determined that the storage can be accommodated in a modified manner without adverse impacts on adjacent properties and that such storage will still meet the general intent of the limitations.

#### **STAFF COMMENTS:**

The requirement for Conditional Use Permit is based on the applicant wishing to use the subject properties for outdoor storage as a primary use.

### SEC. 3-603.B: REQUIRED CONDITIONS

#### **1. Type Materials:**

Storage shall be limited to goods and materials customarily stored outside and resistant to damage and deterioration from exposure to the elements.

#### **STAFF COMMENTS:**

The applicant is aware and understands the type of materials allowed to be stored outside.

#### **2. Location:**

Outdoor storage shall not be located in any required front or exterior side yard; shall not obstruct or eliminate any required parking or loading space, access drive, or fire lane; or occupy any street right-of-way.

#### **STAFF COMMENTS:**

All location requirements will be met.

#### **3. Height:**

Storage of stacked materials shall not exceed the height of the screening fence or 8 feet, whichever is less. Individual items of greater height may be stored, but may not exceed one-half the height of the principal building.

#### **STAFF COMMENTS:**

The applicant is aware and understands the height restriction for the storage of stacked materials.

#### **4. Screening:**

All outdoor storage shall be screened by a permanently maintained solid wood fence or solid masonry wall at least six (6) feet in height along any side facing a front or exterior side property line, any side facing a rear or interior side property line which is adjacent to a district which does not allow outdoor storage as a permitted use, or any other side generally open to public view.

**STAFF COMMENTS:**

The applicant has requested a modification since the Planning and Zoning Commission meeting to Section 3-603.B.4 of the Mesquite Zoning Ordinance to substitute the requirement of a solid wood fence or masonry screening wall for an existing r-panel fence that faces the front of the property. No other property line faces a front or exterior side property line. The interior side property lines are adjacent to like-zoning properties (C – Commercial) and therefore do not require a masonry or solid wood fence. All other property lines other than the front are currently screened by an existing chain link fence, masonry wall, or adjacent building. See attachment 5 on page 12.

**5. Surfacing:**

The storage of vehicles, trailers, and equipment which is normally intended to be mobile, whether self-propelled or towed, shall be conducted only on an approved asphalt or concrete surface which is provided in accordance with the requirements for parking areas.

**STAFF COMMENTS:**

The applicant understands the surfacing requirement and is proposing to pave 200 feet from the front fence and plans to pave the remaining portion of the properties in a later phase. Staff is recommending the placement of t-post and wire fencing along the southwestern edge of pavement to discourage illegal parking on an unimproved surface. This recommendation should remain in effect until building permits for phase two are applied for and issued. See attachment 5 on page 13.

**SEC. 5-303: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS**

**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.

**STAFF COMMENTS:**

The subject properties and surrounding area are located within the “C” Commercial zoning district, which is intended to accommodate a wide variety of commercial uses and have general application as a highway service district. Existing uses within the immediate area of the subject property include storage, warehousing, and automotive part sales with no outdoor storage. Based on these findings, Staff does not anticipate that the primary outdoor storage yard would adversely impact the surrounding area or be injurious to the use and enjoyment of other property.

**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 COMMENTS:**

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

**3. Services**

Adequate utilities, access roads, and drainage facilities are available and are sufficient for accommodating the demands associated with the request for a Conditional Use Permit.

**STAFF COMMENTS:**

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

**4. Parking**

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

**STAFF COMMENTS:**

The parking lot contains sufficient parking spaces to accommodate the current operating business.

**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 COMMENTS:**

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

## **CONCLUSIONS**

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### **ANALYSIS**

The request for a Conditional Use Permit to allow for the primary outdoor storage yard is accommodated as a light industrial use in the Business Corridor land use designation as identified in the Mesquite Comprehensive Plan. Based on existing land uses within the immediate area of the subject properties, Staff concludes no anticipated adverse impacts or impediments to development are likely to occur. All required conditions for outdoor storage as described in Section 3-603 of the Mesquite Zoning Ordinance will be met aside from the modification requested from the screening requirement to use the existing r-panel fence along Westwood Avenue.

## **RECOMMENDATIONS**

Staff recommends approval of the request to allow Lots 12 and 15, Block 5, Hilhome Garden Addition, located at 2533 Westwood Avenue, to be used as a primary outdoor storage yard with the following conditions:

1. Install T-post and wire fencing spanning the southwestern edge of pavement.
2. Two approved trees from Section 1A-500 shall be planted within the front setback along Westwood Avenue.
3. A wrought-iron gate with mesh privacy screening at a height no shorter than 6 feet and no greater than 8 feet shall be installed at the point of access on Westwood Avenue.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received eight returned notices in favor of the request.

## **CODE CHECK**

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The properties do not meet existing zoning regulations; however, those regulations will be met with the approval of this Conditional Use Permit. If the request does not receive approval, Staff will ensure the property meets current zoning regulations for a commercially zoned property.

## **ATTACHMENTS**

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- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Site Pictures
- 5 – Conceptual Site Plan
- 6 – Adjacent Active Certificate of Occupancies
- 7 – Returned Notices

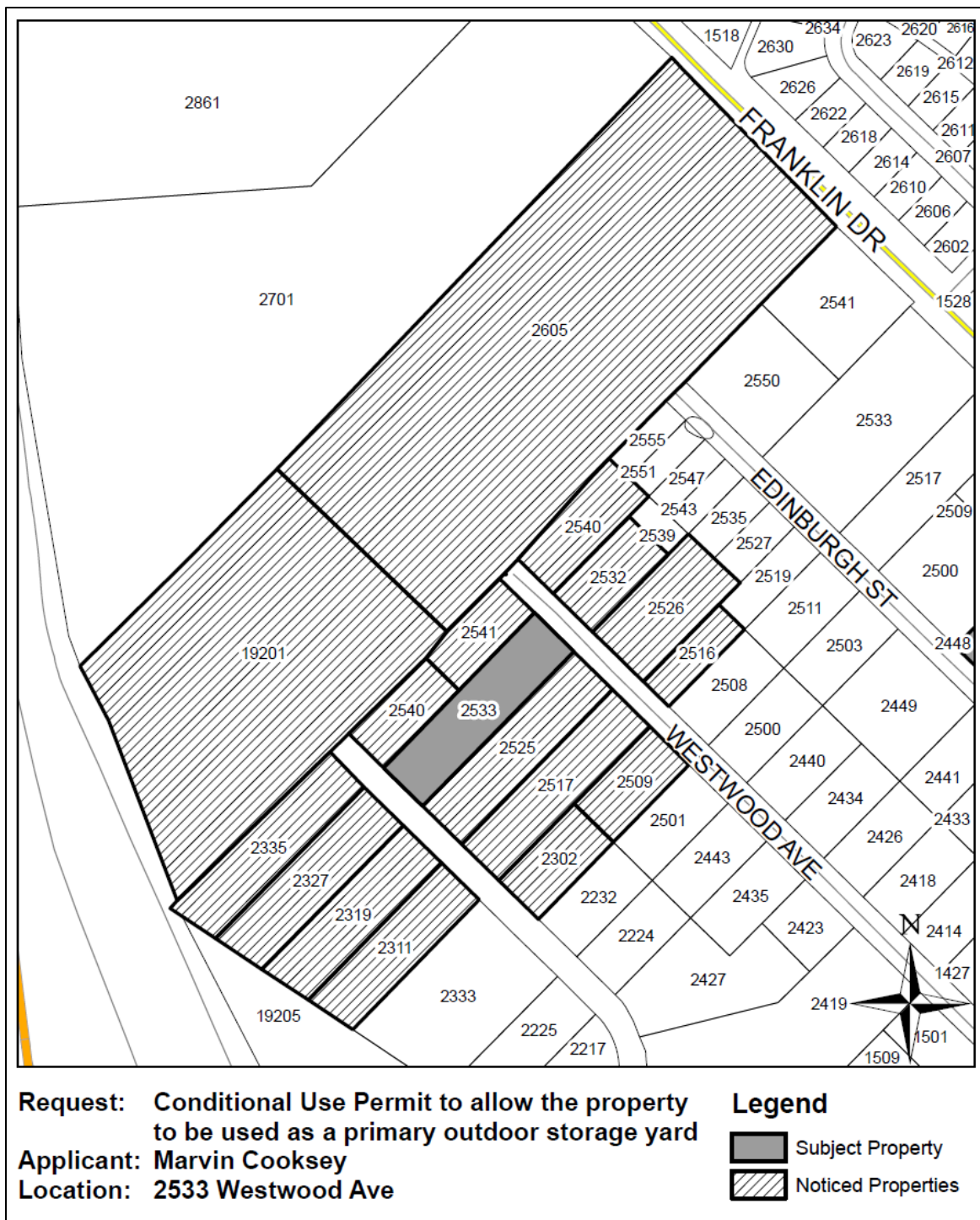


ATTACHMENT 1 – AERIAL MAP



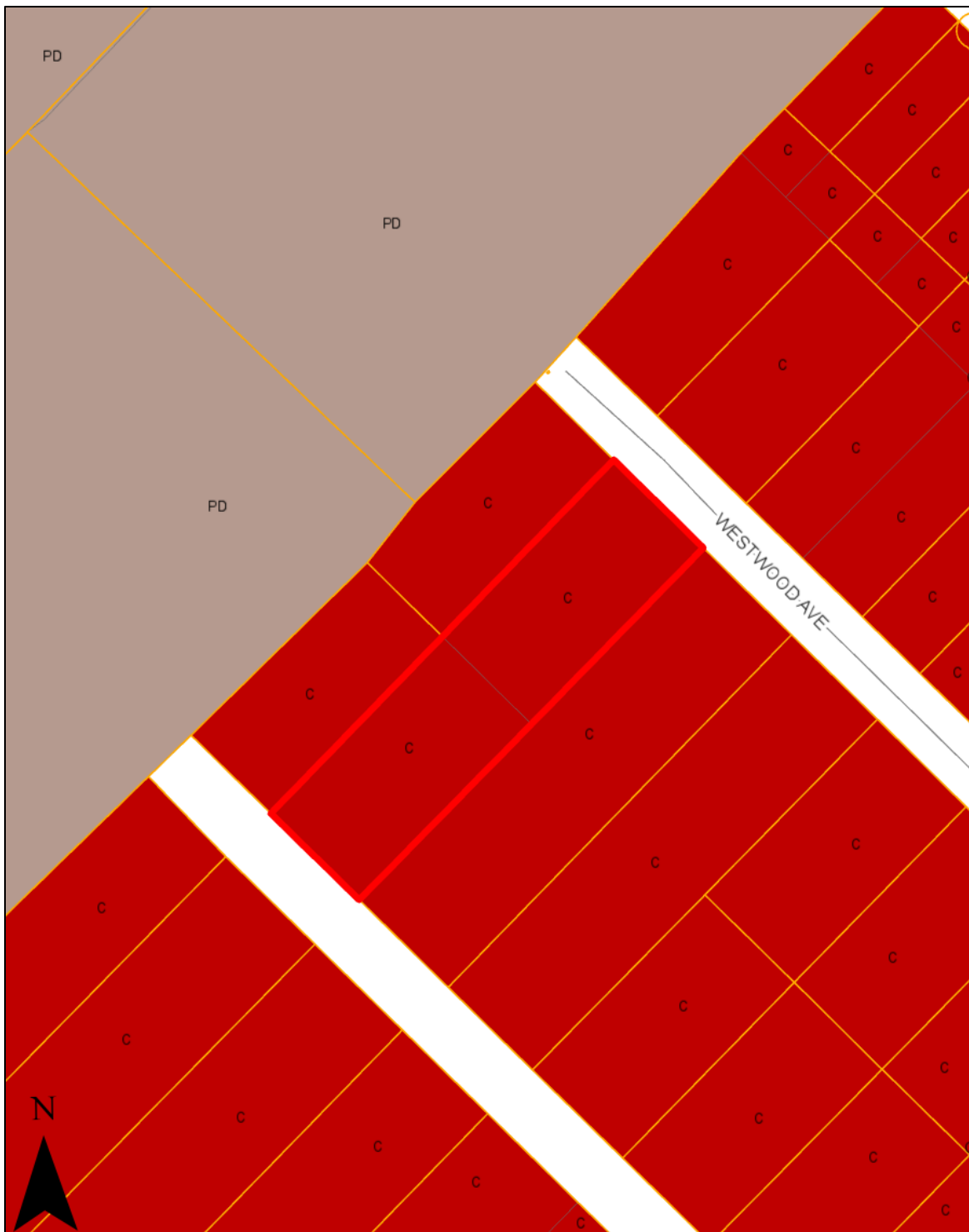


## ATTACHMENT 2 – PUBLIC NOTIFICATION MAP





## ATTACHMENT 3 – ZONING MAP



**ATTACHMENT 4 – SITE PICTURES**



View into subject properties from Westwood Avenue



View of southern property line and adjacent building





View of subject properties towards Westwood Avenue



View of subject properties fronting Westwood Avenue





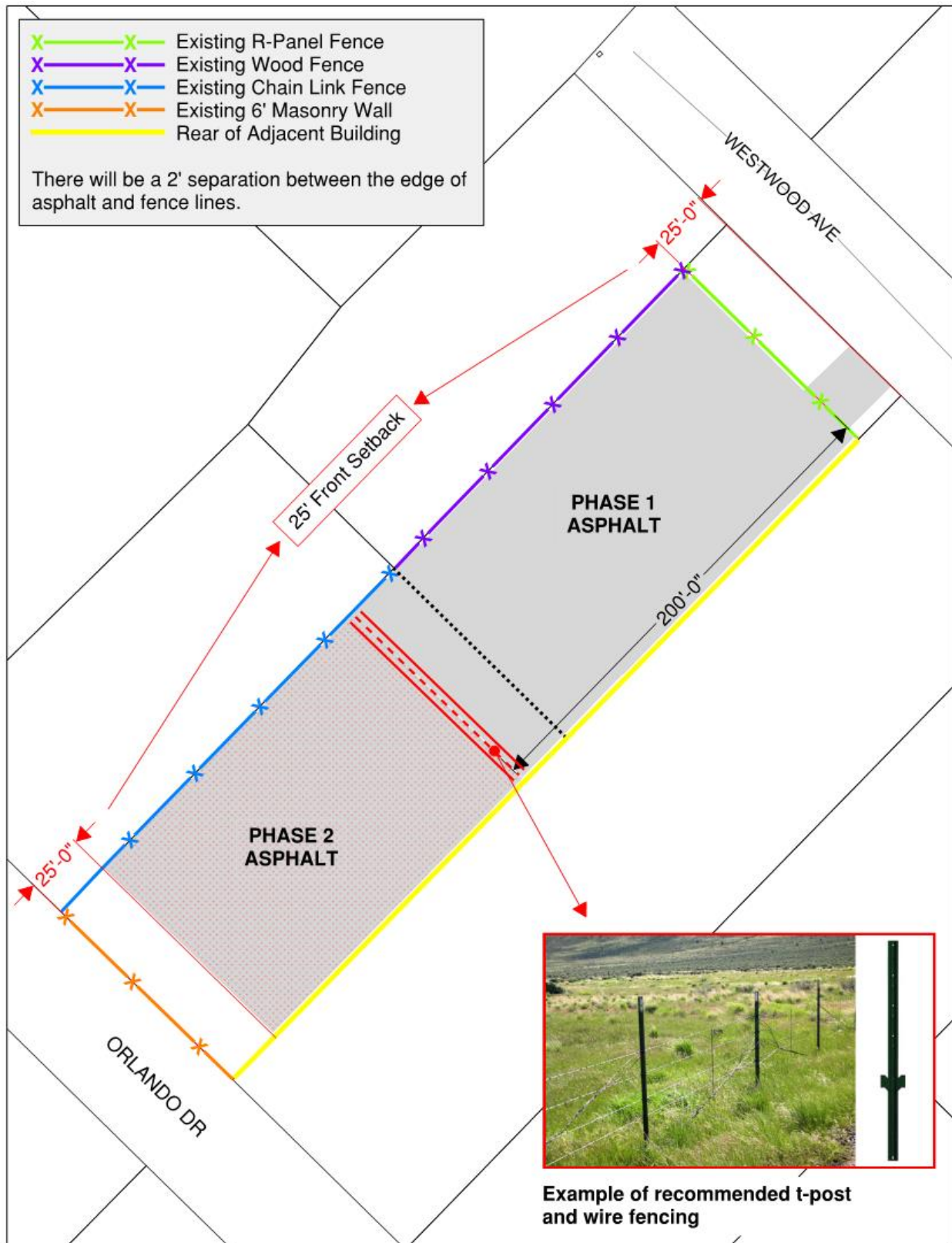
Southeast view along Westwood Avenue



View northwest along Westwood Avenue







## ATTACHMENT 5 – CONCEPTUAL PLAN






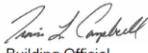
## ATTACHMENT 6 – ADJACENT ACTIVE CERTIFICATE OF OCCUPANCIES


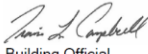
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| <br><b>MESQUITE</b><br>T E X A S<br>Real. Texas. Service.   | City of Mesquite<br>Building Inspection Division |
| <b>CERTIFICATE OF OCCUPANCY</b>  |  |
| <p>The property as described in the application for the Certificate of Occupancy, having been inspected and found to comply with the applicable ordinances and laws of the City of Mesquite and the current building code, is hereby granted a Certificate of Occupancy. This certificate must be displayed in a prominent position and cannot be transferred to another tenant or occupant. This certificate may be revoked when issued on the basis of incorrect information supplied, when there is an unapproved change in use or occupancy, or when the certificate is issued in error.</p> |  |
| Name of Business:  | LONGHORN ENTERPRISES OF TEXAS                    |
| Business Address:  | 2540 WESTWOOD AVE                                |
| Proposed Use:  | ROOF CONTRACTOR-WRHSE/STRG                       |
| Zoning:  | C  |
| Special Conditions:  |  |
| <br>Building Official   |  |
| Date Issued: June 5, 2012  |  |

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| <br><b>MESQUITE</b><br>T E X A S<br>Real. Texas. Service.  | City of Mesquite<br>Building Inspection Division |
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| Name of Business:  | X L PARTS  |
| Business Address:  | 2532 WESTWOOD AVE                                |
| Proposed Use:  | AUTO PARTS SALES                                 |
| Zoning:  | C  |
| Special Conditions:  |  |
| <br>Building Official   |  |
| Date Issued: September 22, 2010  |  |


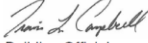
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|   | <b>City of Mesquite<br/>Building Inspection Division</b> |
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| Name of Business: <u>D2C</u>   |  |
| Business Address: <u>2525 WESTWOOD AVE A</u> Zoning: <u>C</u>  |  |
| Proposed Use: <u>Office &amp; Storage</u>  |  |
| Special Conditions: <u>No outdoor storage or work.</u>   |  |
| <br>   |  |
| <br>_____<br>Building Official  | 12/01/2017<br>_____<br>Date Issued                       |



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|   | <b>City of Mesquite<br/>Building Inspection Division</b> |
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| Name of Business: <u>THE COLUMN SHOP</u>   |  |
| Business Address: <u>2525 WESTWOOD AVE B</u>   |  |
| Proposed Use: <u>STEERING COLUMN REPAIR</u>  |  |
| Zoning: <u>C</u>   |  |
| Special Conditions: <u>SIC #863(b) COMPLIANCE W/ S3-600</u><br><u>NO OUTDOOR WORK</u><br><u>NO OUTDOOR STORAGE W/O SCREENING</u>   |  |
| <br>   |  |
| <br>_____<br>Building Official  | Date Issued: May 10, 2016                                |



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|   | City of Mesquite<br>Building Inspection Division |
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| Name of Business: WAYNE'S FLOORING   |  |
| Business Address: 2525 WESTWOOD AVE C  |  |
| Proposed Use: STORE ROLLS CARPET   |  |
| Zoning: C  |  |
| Special Conditions:  |  |
| <div style="text-align: right;"><br/>Building Official</div> <div style="text-align: right;">Date Issued: August 25, 2009</div>   |  |

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| Name of Business: BITCHIN STITCHIN   |  |
| Business Address: 2525 WESTWOOD AVE D  |  |
| Proposed Use: STORAGE & UPHOLSTERY   |  |
| Zoning: C  |  |
| Special Conditions: SIC : 7641 NO OUTDOOR WORK & NO OUTDOOR STORAGE  |  |
| <div style="text-align: right;"><br/>Building Official</div> <div style="text-align: right;">Date Issued: August 26, 2010</div>   |  |



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| Name of Business: J-MAR INC.   |  |
| Business Address: 2525 WESTWOOD AVE E  |  |
| Proposed Use: STORAGE  |  |
| Zoning: C  |  |
| Special Conditions:  |  |
| <div style="text-align: right;"><br/>Building Official</div> <div style="text-align: right;">Date Issued: August 10, 1999</div>   |  |

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| Name of Business: MARIO'S UTILITIES LLC  |  |
| Business Address: 2541 WESTWOOD AVE A  |  |
| Proposed Use: STORAGE  |  |
| Zoning: C  |  |
| Special Conditions: NO OUTDOOR STORAGE   |  |
| <div style="text-align: right;"><br/>Building Official</div> <div style="text-align: right;">Date Issued: April 3, 2015</div>   |  |

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|   | City of Mesquite<br>Building Inspection Division |
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| Name of Business:  | ROBLES CABINETS                                  |
| Business Address:  | 2541 WESTWOOD AVE B                              |
| Proposed Use:  | CABINET MAKER                                    |
| Zoning:  | C  |
| Special Conditions:  |  |
| <br>Building Official   |  |
| Date Issued: March 12, 2015  |  |

ATTACHMENT 7 – RETURNED NOTICES



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
**AMENDED NOTICE**

**LOCATION:** 2533 Westwood Avenue  
(See attached map for reference)

**CASE NUMBER:** Z0619-0099

**APPLICANT:** Marvin Cooksey

**REQUEST:** From: "C" Commercial  
To: "C" Commercial, with a Conditional Use Permit to be used as a primary outdoor storage yard per section 3-603.A.2 of the Mesquite Zoning Ordinance  
**Consideration of the request will also include a modification to Section 3-603.B.4 of the Mesquite Zoning Ordinance to substitute the requirement of a solid wood fence or masonry screening wall for an existing r-panel fence.**

The requested Conditional Use Permit would allow for a primary outdoor storage yard. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance).

**LEGAL DESCRIPTION**

Hilhome Garden Addition, Block 5, Lots 12 & 15

**PUBLIC HEARINGS**

The Planning and Zoning Commission held a public hearing on this request at 7:00 p.m. on Monday, **August 12, 2019**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave. The request was approved as presented by the Commission.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **September 16, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8543 or [jchapman@cityofmesquite.com](mailto:jchapman@cityofmesquite.com)

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5:00 pm on **September 2** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

**Do not write on the reverse side of this form.**

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

**Case Number:** Z0619-0099      **Name (required)** ROBERT E EWELL

I am in favor of this request ☒      **Address of Noticed Property:** 2540 Westwood

I am opposed to this request ☐      **Owner Signature:** Robert Ewell      **Date:** 8-19-19

**Reasons (optional):** \_\_\_\_\_  
\_\_\_\_\_

Please respond by returning to: PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
**AMENDED NOTICE**

**LOCATION:** 2533 Westwood Avenue  
(See attached map for reference)

**CASE NUMBER:** Z0619-0099

**APPLICANT:** Marvin Cooksey

**REQUEST:** From: "C" Commercial  
To: "C" Commercial, with a Conditional Use Permit to be used as a primary outdoor storage yard per section 3-603.A.2 of the Mesquite Zoning Ordinance  
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(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Case Number: Z0619-0099 Name: (required) RICHARD KINGSLEY Kingsley Auto Builders / Westwood Offices

I am in favor of this request ☒ Address of Noticed Property: 2517 Westwood

I am opposed to this request ☐ Owner Signature: Richard Kingsley Date: 8/19/19

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_

Please respond by returning to: PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137





CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
**AMENDED NOTICE**

**LOCATION:** 2533 Westwood Avenue  
(See attached map for reference)

**CASE NUMBER:** Z0619-0099

**APPLICANT:** Marvin Cooksey

**REQUEST:** From: "C" Commercial  
To: "C" Commercial, with a Conditional Use Permit to be used as a primary outdoor storage yard per section 3-603.A.2 of the Mesquite Zoning Ordinance  
**Consideration of the request will also include a modification to Section 3-603.B.4 of the Mesquite Zoning Ordinance to substitute the requirement of a solid wood fence or masonry screening wall for an existing r-panel fence.**

The requested Conditional Use Permit would allow for a primary outdoor storage yard. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance).

**LEGAL DESCRIPTION**

Hilhome Garden Addition, Block 5, Lots 12 & 15

**PUBLIC HEARINGS**

The Planning and Zoning Commission held a public hearing on this request at 7:00 p.m. on Monday, **August 12, 2019**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave. The request was approved as presented by the Commission.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **September 16, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8543 or [ichapman@cityofmesquite.com](mailto:ichapman@cityofmesquite.com)

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5:00 pm on **September 2** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

**Do not write on the reverse side of this form.**

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Case Number: Z0619-0099      Name: (required) Richard Kingsley Kingsley AutoBrokers Inc.

I am in favor of this request ☒      Address of Noticed Property: 2516 Westwood

I am opposed to this request ☐      Owner Signature: Richard Kingsley      Date: 8/19/19

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_

Please respond by returning to: PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
**AMENDED NOTICE**

**LOCATION:** 2533 Westwood Avenue  
(See attached map for reference)

**CASE NUMBER:** Z0619-0099

**APPLICANT:** Marvin Cooksey

**REQUEST:** From: "C" Commercial  
To: "C" Commercial, with a Conditional Use Permit to be used as a primary outdoor storage yard per section 3-603.A.2 of the Mesquite Zoning Ordinance  
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(Complete and return)

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Case Number: Z0619-0099 Name (required) BROWN COOKSEY

I am in favor of this request Address of Noticed Property: 2533 WESTWOOD AV

I am opposed to this request Owner Signature: MB Date: 8.19.19

Reasons (optional): VERY GOOD IDEA, LOOKS GREAT

Please respond by returning to: PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

**RECEIVED**  
**AUG 20 2019**  
**PLANNING AND ZONING**



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 5233 Westwood Avenue  
(See attached map for reference)  
**CASE NUMBER:** Z0619-0099  
**APPLICANT:** Marvin Cooksey  
**REQUEST:** From: "C", Commercial  
To: "C", Commercial, with a Conditional Use Permit to be used as a primary outdoor storage yard  
per section 3-603.A.1 of the Mesquite Zoning Ordinance

The requested Conditional Use Permit would allow for a retail store to conduct the sale of used appliances. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance).

**LEGAL DESCRIPTION**

Hilhome Garden Addition, Block 5, Lots 12 & 15

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Case Number: Z0619-0099 Name: (required) Richard Kingsley  
I am in favor of this request ☒ Address of Noticed Property: 2517 Westwood  
I am opposed to this request ☐ Owner Signature: Richard Kingsley Date: August 5 2019

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please respond by returning to: PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
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**RECEIVED**  
**AUG 08 2019**  
**PLANNING AND ZONING**





CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

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Case Number: Z0619-0099 Name: (required) Richard Kingley  
I am in favor of this request ✓ Address of Noticed Property: 2516 Westwood  
I am opposed to this request \_\_\_\_\_ Owner Signature: Richard Kingley Date: August 5 2019

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**PLANNING AND ZONING**





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Case Number: Z0619-0099 Name: (required) ROBERT EWELL  
I am in favor of this request ☒ Address of Noticed Property: 2540 WESTWOOD  
I am opposed to this request ☐ Owner Signature: Robert Ewell Date: 8-2-19  
Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Case Number: Z0619-0099 Name: (required) William D. James / L.L. Brazil Prop Mgmt  
I am in favor of this request ✓ Address of Noticed Property: 2526 Westwood, Mesquite, TX 7515  
I am opposed to this request \_\_\_\_\_ Owner Signature: [Signature] Date: 8-3-19

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**  
**AUG 12 2019**  
**PLANNING AND ZONING**

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