



City of Mesquite, Texas

Legislation Details (With Text)

File #: 23-6480 **Version:** 1 **Name:** Public Hearing and Ordinance - Z0123-0283
Type: Agenda Item **Status:** Passed
File created: 3/2/2023 **In control:** City Council
On agenda: 3/20/2023 **Final action:** 3/20/2023
Title: Conduct a public hearing and consider an ordinance for Zoning Application No. Z0123-0283, submitted by James McCoy of McCoy Law Firm, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow an alternative financial establishment with modifications to permit it to (1) be located within 200 feet of any lot zoned or used for residential purposes, (2) be co-located within the same structure as other uses, and (3) be located within 1,000 feet of any lot containing another alternative financial establishment, located at 3301 Gus Thomasson Road.
(No responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report and Maps, 2. P&Z Minutes, 3. Ordinance

Date	Ver.	Action By	Action	Result
3/20/2023	1	City Council	Approved	Pass

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0123-0283, submitted by James McCoy of McCoy Law Firm, for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow an alternative financial establishment with modifications to permit it to (1) be located within 200 feet of any lot zoned or used for residential purposes, (2) be co-located within the same structure as other uses, and (3) be located within 1,000 feet of any lot containing another alternative financial establishment, located at 3301 Gus Thomasson Road.
(No responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The applicant proposes to open an alternative financial establishment comprised of check cashing and money transfers in a small store front located within an existing La Michoachana store. The same alternative financial establishment can be found in other La Michoachana stores in the North Texas area. The proposed business would not provide any type of loans. If the check cashing and money transfer activities were conducted by La Michoacana, they would be permitted by right as an accessory use to a grocery store. However, the proposed use is a separate business, requiring its own certificate of occupancy. Thus, requiring a Conditional Use Permit and the requested modifications.

On February 27, 2023, the Planning and Zoning Commission recommended approval of a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow an alternative financial establishment with modifications to permit it to (1) be located within 200 feet of any lot zoned or used for residential purposes, (2) be co-located within the same structure as other uses, and (3) be located within 1,000

feet of any lot containing another alternative financial establishment by a vote of 5 to 2 with Commissioners Dharmarajan and Arnold dissenting.

Recommended/Desired Action

Following the public hearing, staff recommends denial.

Staff Report and Maps

P&Z Minutes

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong