

City of Mesquite, Texas

Legislation Details (With Text)

File #:	18-3683	Version:	1	Name:	Z0618-0049 - Dan's Pawnshop
Type:	Agenda Item	Status:	Passed		
File created:	9/6/2018	In control:	City Council		
On agenda:	9/17/2018	Final action:	9/17/2018		
Title:	<p>Conduct a public hearing for Application No. Z0618-0049, submitted by Maxwell Fisher of MasterPlan, for a change of zoning from Commercial to Planned Development-Commercial to allow pawnshops as a permitted use, located at 3711 Gus Thomasson Road.</p> <p>(No responses in favor or opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the application. This item was postponed at the August 20, 2018, City Council Meeting.)</p>				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Case Summary - Z0618-0049, 2. Staff report & maps, 3. Proposed Concept Plan, 4. Proposed Elevation, 5. Sign Example, 6. P & Z mintues

Date	Ver.	Action By	Action	Result
9/17/2018	1	City Council	Approved	Pass

Conduct a public hearing for Application No. Z0618-0049, submitted by Maxwell Fisher of MasterPlan, for a change of zoning from Commercial to Planned Development-Commercial to allow pawnshops as a permitted use, located at 3711 Gus Thomasson Road.

(No responses in favor or opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the application. This item was postponed at the August 20, 2018, City Council Meeting.)

The applicant has an existing pawnshop at the subject property and would like to expand into an adjacent suite, doubling the floor area from 2,750 square feet to 5,500 square feet. The pawnshop is a nonconforming use and the Zoning Ordinance prohibits expansion of nonconforming uses. The applicant has requested rezoning to make the pawnshop conforming, thereby allowing its expansion. The applicant, as part of this request, offered no site improvements. Rezoning to a Planned Development (PD) with no substance other than to allow what is essentially a land use variance is not recommended.

On July 23, 2018, the Planning and Zoning Commission voted unanimously to deny Application No. Z0618-0049, for a rezoning from Commercial to Planned Development-Commercial that would allow pawnshops as a permitted use. The applicant submitted a timely appeal. If the City Council approves the request, staff will bring an ordinance to the October 1, 2018, City Council meeting for consideration. Proposed ordinance stipulations have been provided in the attached Case Summary.

Recommended/Desired Action

After the public hearing, staff recommends denial.

Attachment(s)

Case Summary

Staff report & maps
Proposed Concept Plan
Proposed Elevation
Sign Example
P&Z minutes

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong