

# City of Mesquite, Texas

## Legislation Text

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**File #:** 17-2884, **Version:** 1

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Consideration and possible action of a request from United Properties Southwest, LLC, on behalf of Pep Boys Texas Distribution Center, for a waiver from the commercial moratorium to submit an application for the parking of heavy load vehicles as a principal and accessory use on properties located at 1130 and 1420 East Kearney Street.

On July 3, 2017, the City Council enacted Ordinance No. 4496, which imposed a commercial moratorium on applications pertaining to truck stops and developments including the parking of heavy load vehicles as a principal or accessory use.

The applicant is requesting a waiver from the moratorium in order to file an application for expansion of the Pep Boys Texas Distribution Center located at 1130 East Kearney Street. The expansion would displace current truck parking. A new parking facility would be developed on an abutting vacant tract.

The attached Case Summary provides further details on the pending application, the Council's rules of decision under the moratorium, and the effects of granting a waiver. The City Council may authorize or deny the requested waiver, and if authorized, direct the staff to accept a completed application and process the application subject to conditions necessary to ensure that the proposed development will not cause adverse effects to the surrounding property or the City's infrastructure and to carry out the spirit and purpose of the moratorium.

The Council may deny the waiver or authorize the waiver with conditions.

Case Summary  
Request for waiver from United Properties Southwest  
Location map

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