

City of Mesquite, Texas

Legislation Text

File #: 17-3127, **Version:** 1

Conduct a public hearing and consider possible action on Zoning Text Amendment No. 2017-03 amending Chapter 1A-200, Landscape Requirements; Chapter 1A-300, Screening and Buffering Requirements; Section 3-203, Schedule of Permitted Uses; Chapter 3-300, Development Standards; Chapter 3-400, Off-Street Parking and Loading; Chapter 3-500, Supplementary Use Regulations; Chapter 3-600, Outdoor Sales, Display and Storage Regulations; Chapter 4-930, Skyline Logistics Hub Overlay District; and Section 6-102, Definitions; all pertaining to new and revised regulations for Truck Stops and other development that includes the parking of heavy load vehicles as a principal or accessory use.

(The Planning and Zoning Commission recommends approval. This item was postponed at the September 18, 2017, October 16, 2017, and November 20, 2017, City Council meetings.)

On November 27, 2017, the Planning and Zoning Commission voted to recommend approval of Zoning Text Amendment 2017-03 pertaining to truck stops and truck-related uses. If approved, the proposed ordinance would further restrict the location of truck stops and refueling stations for heavy load vehicles in the City of Mesquite.

Truck Stops

Truck stops would continue to be confined to the Skyline Logistics Hub Overlay District and allowed only by Conditional Use Permit. New language in Section 4-934(B) would require a separation of one mile from another truck stop and not less than 3,000 feet from any residentially zoned or used property along the same street right-of-way. Other site improvements include electrification for not less than 50 percent of anticipated truck parking, compliance with the City's anti-idling regulations, better landscaping, and a significant visual and sound attenuation buffer at the street frontage.

Heavy Load Vehicle Refueling Stations

Truck refueling stations with up to eight fueling positions are currently permitted-by-right in every non-residential zoning district other than Office. Under the proposed Section 3-504(D) and the Use Table in Section 3-203, a refueling station of any size for heavy load vehicles, other than truck stops, would be permitted only by Conditional Use Permit in the Commercial and Industrial zoning districts. Additional location restrictions would include: 1) Frontage on a federal highway or a designated truck route; 2) Separation of 1,000 feet from a truck stop or another refueling station for heavy load vehicles; 3) Parcels not abutting property zoned or used for residential, elementary or secondary school purposes; and 4) Separation of at least 2,000 feet from any residentially zoned or used property along the same street right-of-way. Other site improvements include compliance with anti-idling, a prohibition on dropped trailers, security personnel and cameras similar to truck stops, and a four-hour maximum on truck parking.

While more challenging than current ordinances, the proposed locational requirements for truck stops and heavy load vehicle refueling stations would not create a total prohibition on such uses in the City. Non-locational requirements are enforceable by means of either City Code Section 9-169 or revocation of the certificate-of-occupancy.

After the public hearing, Staff recommends approval of the proposed ordinance.

Redline comparisons for 3-203, 3-504 and 4-934(B)
Map of Truck Routes and Zoning
Proposed ordinance

Drafter

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