

## Legislation Text

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**File #:** 19-4327, **Version:** 1

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Conduct a public hearing and consider an ordinance for Zoning Text Amendment No. 2019-04 amending Section 4-1023 of the Mesquite Zoning Ordinance pertaining to the application of the North Gus Thomasson Corridor Revitalization Code, Section 3.7, Building Functions and Density, regarding outdoor storage. (The Planning and Zoning Commission recommends approval of the zoning text amendment.)

The North Gus Thomasson Corridor Revitalization Code (NGTC) currently prohibits outdoor storage and display with the exception of incidental outdoor display. This amendment, requested by the owner of the Oates Park Shopping Center, located at the southeastern corner of Gus Thomasson Road and Oates Drive, would allow outdoor storage and display within the NGTC with a number of limitations. The applicant is proposing to locate a Locke Supply business in the former Minyards grocery store space. Locke Supply relies on some outdoor storage for its business operation. This amendment, if approved as proposed, would make six properties with the NGTC eligible for outdoor storage and display. A map is attached showing the properties.

One proposed requirement is the parcel must be a minimum of three acres in area. The Council could increase that minimum to five acres, which would eliminate one (Broadway Square shopping center) of the six properties from eligibility for any outdoor storage.

On August 12, 2019, the Planning and Zoning Commission voted unanimously to amend the North Gus Thomasson Corridor Revitalization Code, Section 3.7, Building Functions and Density, pertaining to outdoor storage.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval of the ordinance.

### **Attachment(s)**

Staff Memo  
Request Letter  
North Gus Thomasson District Map  
P&Z Minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong