

# City of Mesquite, Texas

## Legislation Text

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**File #:** 21-5507, **Version:** 1

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0521-0201, submitted by Roger Albright of Sheils Winnubst PC, for a change of zoning to amend Planned Development - General Retail Ordinance Nos. 3517 and 3581 to modify development standards for an existing self-storage facility, located at 4809 Belt Line Road.

(No responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

The existing self-storage business located on the subject property was constructed in 2005. All plans were approved by the City and permits were issued even though the plans did not conform to the Planned Development ordinances and other zoning requirements in place at that time. Earlier this year, a zoning verification letter was requested, and the owners learned that some aspects of their development do not meet the City's requirements. This application is intended to bring the property into conformance. There are no plans to make any changes to the site.

On June 28, 2021, the Planning and Zoning Commission voted 7-0 to amend Planned Development - General Retail Ordinance Nos. 3517 and 3581 to modify development standards for an existing self-storage facility.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval.

### **Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong