

City of Mesquite, Texas

Legislation Text

File #: 23-6461, **Version:** 1

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1222-0280, submitted by Ana Cuevas-Niño and Gerardo Niño, for a change of zoning from General Retail to Commercial or Planned Development - General Retail for an auto body repair business, located at 1601 West Bruton Road.

(Two responses in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The applicant applied to rezone the property from General Retail to Commercial zoning for the purpose of opening a body shop on property that was built to be a carwash. The City Council approved a new Conditional Use Permit (CUP) for a carwash at this location on September 19, 2022. The owner that obtained the CUP in 2022 sold the property to the applicant for this item.

On February 13, 2023, the Planning and Zoning Commission voted to postpone the request to the February 27, 2023, agenda to allow the applicant and staff time to develop a Planned Development ordinance based on the General Retail zoning district that would include auto body repair.

On February 27, 2023, the Planning and Zoning Commission recommended approval for a change of zoning from General Retail to Planned Development - General Retail.

Recommended/Desired Action

Following the public hearing, Staff recommends denial.

Staff Report and Maps

P&Z Minutes - February 13, 2023

P&Z Minutes - February 27, 2023

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong