

REQUEST FOR ZONING RECLASSIFICATION



PLANNING AND DEVELOPMENT SERVICES

FILE NO.: Z1218-0081

P&Z HEARING DATE: January 14, 2019

COUNCIL DATE: February 4, 2019

GENERAL INFORMATION

APPLICANT: Wes Hoblit
REQUESTED ACTION: Rezone from “I”, Industrial within the Skyline Logistics Hub Overlay District to “SS”, Service Station within the Skyline Logistics Hub Overlay District.
LOCATION: 117 S Town East Blvd.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The subject property is an approximately 1.4 acre, undeveloped lot within the Skyline Logistics Hub Overlay District. The vacant lot is located at the northwest corner of S. Town East Blvd. and Military Parkway.

SURROUNDING LAND USE AND ZONING (see attached map):

	Zoning	Existing Land Use
North	SLH – Industrial	Rodeo Plastic Bag
South	General Retail	Family Dollar / Valero Corner Store
West	SLH – Industrial	Blake Witt & Associates, Single-Family Home
East	SLH - Industrial	Multi-Tenant Structure

ZONING HISTORY 1960: Annexed
2015: Skyline Logistics Hub Overlay District
PLATTING: Skyline Industrial Village Sec 3, Block A, Lot 1RA

GENERAL: The applicant is requesting a Zoning Change to accommodate future development for a “7/11” Convenience Store. Current zoning allows for the use of a convenience store with limited fuel sales for eight fueling positions. The requested change in zoning to “SS” Service Station would allow the proposed convenience store to offer up to 16 fueling positions. A change in zoning to Service Station will not allow for heavy load vehicle refueling.

STAFF COMMENTS

Mesquite Comprehensive Plan

The Mesquite Comprehensive Plan designates the future land use of the subject property as Industrial/Business Parks. The Plan describes the intent of an Industrial/Business Parks designation as follows:

This designation is intended to identify specialized areas for basic employment by providing locations for manufacturing, wholesale distribution, and heavy commercial use. This includes uses that generally involve truck transportation.

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Skyline Logistics Hub Overlay District: Sec. 4-730 - Ordinance No. 4371:

1. Skyline Logistics Hub Overlay District Intent

The subject property is located with the Skyline Logistics Hub Overlay District (SLH), and currently follows a previously adopted ordinance enacted to promote industrial and economic development. The Skyline Logistics Hub Overlay District was adopted in 2015 as an effort to help further development on available land for industry and create jobs within Mesquite. The SLH also adopted environmental and aesthetic measures to form visually appealing development along the Big Town Gateway.

2. District Gateway Designation

The Skyline Logistic Hub Overlay District designates the intersection of South Town East Boulevard and Military Parkway, termed “Military Gateway” as a District Gateway. This designation requires property within the respected “gateways” to comply with applicable provisions of the Community Appearance Manual (CAM) and the Skyline Logistic Hub Overlay District requirements to create a more visually appealing corridor within the overlay district.

Analysis

The proposed change in zoning is consistent with the future land use designation of the Comprehensive Plan. Due to the size of the subject property, it is limited in opportunities to provide large scale manufacturing or industrial uses commonly found within the SLH District. The proposed rezoning will allow for a maximum of 16 fueling positions with a service station use and will be compatible with the adjacent neighborhood, including current retail services within close proximity to the subject property. The rezoning will not negatively affect the Skyline Logistics Hub Overlay District, as the subject property sits in a designated District Gateway, and will be required to meet more restrictive design and landscaping regulations within SLH District and the CAM. The subject property will still be required to follow all Skyline Logistics Hub Overlay District regulations for future development and comply with all requirements including setbacks, construction materials and visual appearance for all future development at this location.

RECOMMENDATIONS

Staff recommends approval of the requested Zoning Change from “I”, Industrial within the Skyline Logistics Hub Overlay District to “SS”, Service Station within the Skyline Logistics Hub Overlay District.

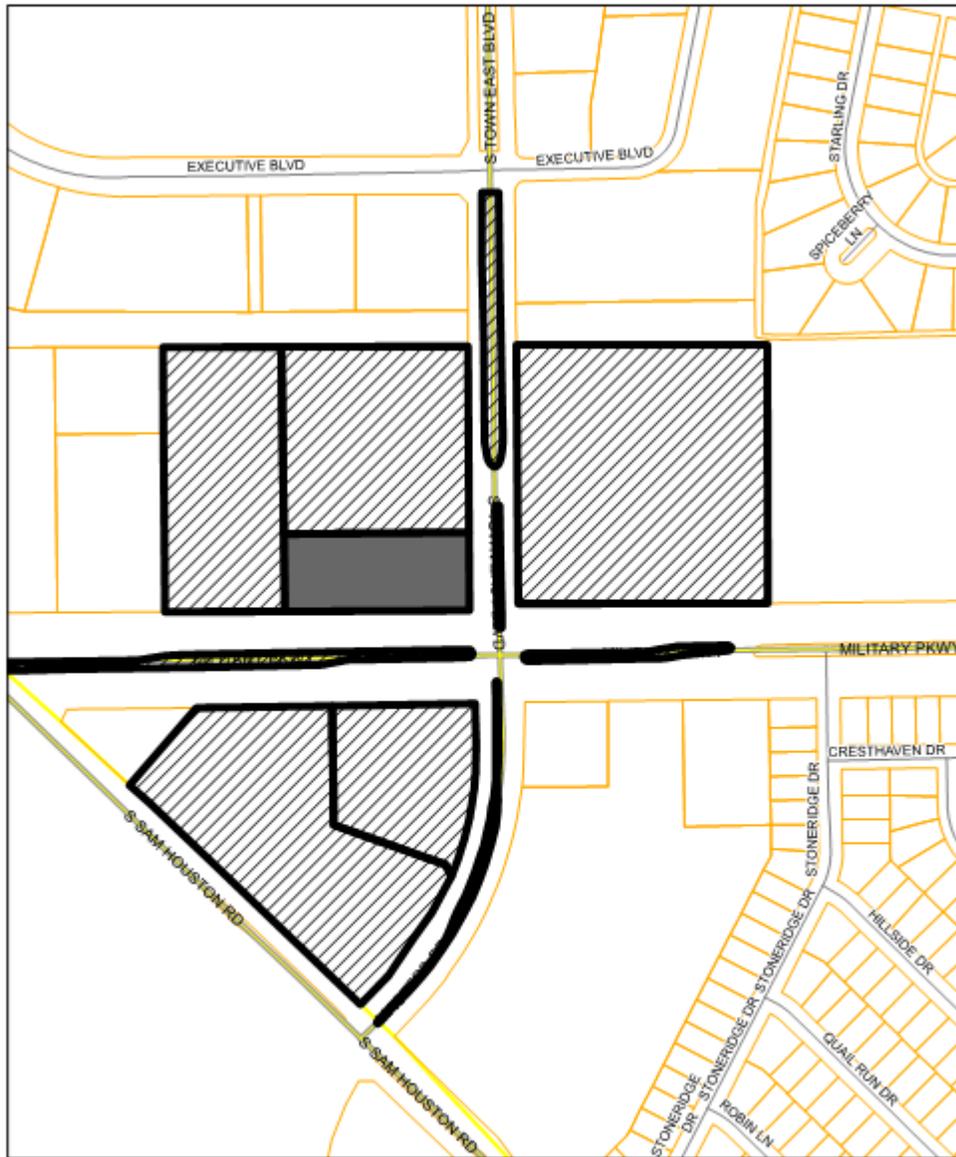
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices from property owners within 200 feet of the subject property.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Site Pictures
- 5 – Proposed Site Layout

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



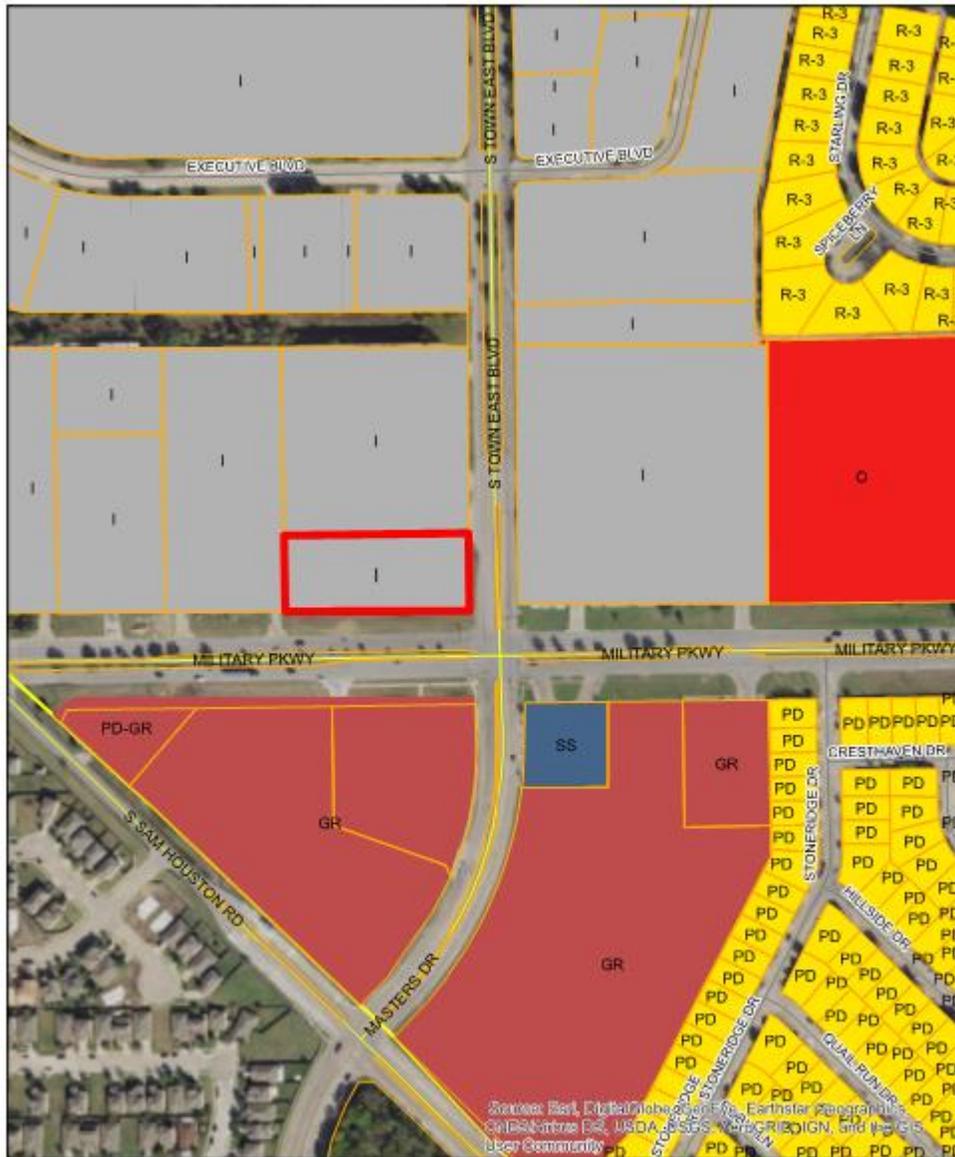
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Legend

-  Notified Properties
-  Subject Property



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – SITE PICTURES

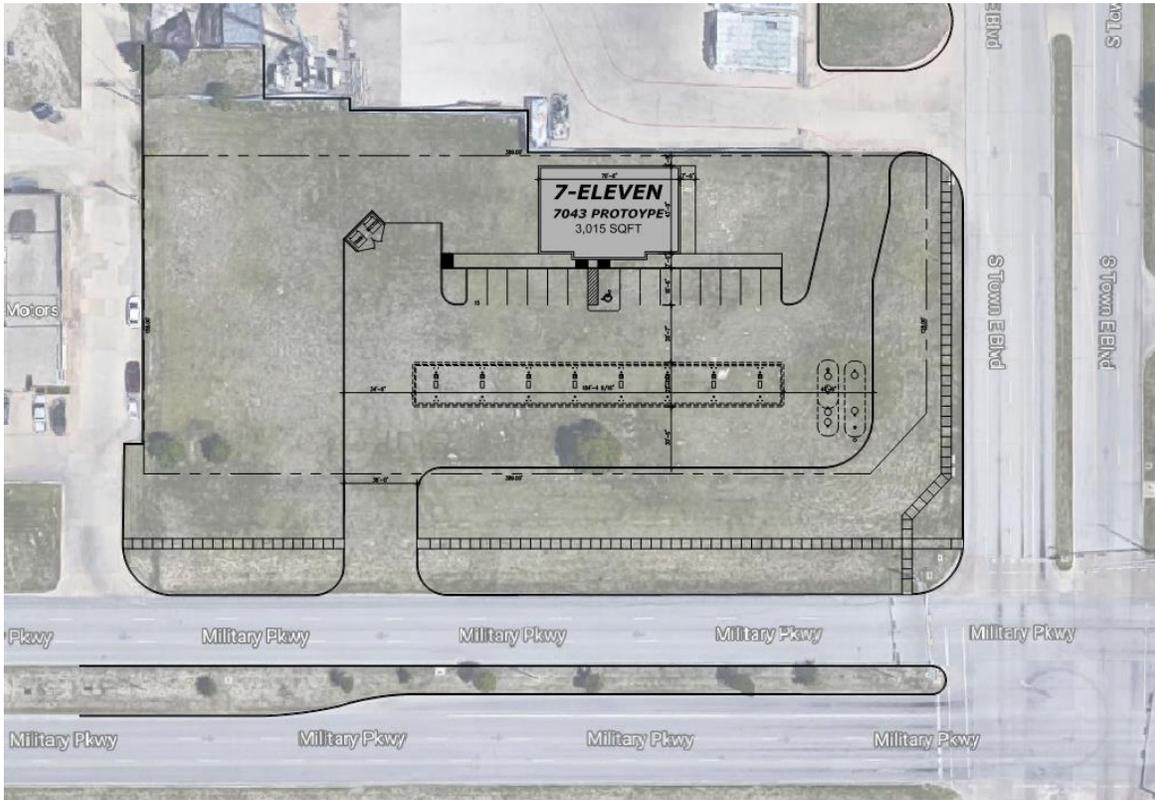


Front view of the subject property from the corner of Military Pkwy. and Town East Blvd.



Front view of subject property from Military Ave.

ATTACHMENT 5 – PROPOSED SITE LAYOUT



Site plan showing possible layout of the subject property.