



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

APPLICANT: Kyle Flaming

REQUESTED ACTION: Zoning Change from R-1, Single Family Residential to GR, General Retail

LOCATION: 100 W. Bruton Lane

CASE NUMBER: 93-5-2017

### **STAFF COMMENTS AND ANALYSIS**

In 1959, this parcel was annexed and zoned Residential. The applicant is requesting a zoning change to General Retail. An auto supply company seeks to construct and operate a store on the property; however, permitted uses will not be restricted to an auto supply store. The zoning change would allow the property to be used for any uses allowed by right in the General Retail zoning districts.

The subject property is currently undeveloped. The parcel is surrounded by single family homes, vacant land, and low-intensity retail. A change of zoning to General Retail is consistent with the vision of the *Mesquite Comprehensive Plan*, which promotes neighborhoods and neighborhood-oriented businesses in this area. Future development on the site must meet all City standards including requirements regarding floodplains, screening, building setbacks, and platting.

No community response forms were returned.

### **RECOMMENDATION**

At the January 9, 2016, meeting the Planning and Zoning Commission voted unanimously to approve the request.