



PLANNING AND ZONING CASE SUMMARY

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.

UPDATE: Following the February 6 Council meeting, the applicant amended his application to Planned Development – General Retail. The uses authorized by the PD will be restricted to SIC 553 (Auto Supply Stores) and other GR uses that could adapt the mini-box to be constructed on the site.