



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Matthew Maly, Dunaway Associates

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

LOCATION: 440 E. Cartwright Road and 1836 Wilkinson Road

CASE NUMBER: Z0517-0005

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Zoning Change to accommodate future development of a 36,000 +/- square-foot grocery store located at the southeast corner of E. Cartwright Road and Wilkinson Road. It should be noted that the requested Zoning Change would allow the property to be used for any uses allowed by right in the General Retail zoning districts. The GR district would allow retail, personal service, general office, medical services, restaurants, business services, minor auto repair, miscellaneous repair, etc. If the Zoning Change is approved, the property will be subject to all development standards in City of Mesquite's ordinances applying to a nonresidential development. These standards included but are not limited to landscaping, screening, parking, lighting, architectural, driveways, drainage, utilities, and setbacks.

The subject site, according to the Mesquite Comprehensive Plan, is designated as Low Density Neighborhood within a low density Community Area. The Low Density Neighborhood designation is intended for "lower than average densities to provide larger lots and increased privacy, thereby assuring that a full range of housing choices are available in the City." Currently, the subject site is zoned R-1, Single Family Residential which consistent with the Low Density Neighborhood designation. To rezone the subject property to General Retail that counters the land use designation identified by the Comprehensive Plan will require an amendment to the Comprehensive Plan. Staff has prepared a separate memo for the Comprehensive Plan amendment for consideration. The rezoning and comprehensive plan amendment will be presented together at the public hearing.

RECOMMENDATION

At the June 12, 2017, meeting the Planning and Zoning Commission voted unanimously to deny the request. On June 22, 2017, the applicant filed a timely appeal.