



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Joe Hicks, Cumberland Presbyterian Church

REQUESTED ACTION: Rezone from Planned Development Single Family to Planned Development - Office

LOCATION: 819 N. Town East Blvd.

CASE NUMBER: Z0318-0026

COMMUNITY RESPONSES: One community response form was returned in opposition.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a rezoning to Planned Development – Office (PD-O) to allow a new 3,000 square-foot office building for a local accounting firm. Cumberland Presbyterian Church is wanting to sell the western portion (.47 acres) of their property to Barbara Cooper who is a member of the church. Ms. Cooper is proposing to build a new office building in order to relocate her accounting firm from 3819 Towne Crossing Blvd. The proposed rezoning not only includes the portion of the property for the new office building but also the rest of the Cumberland Presbyterian Church property. The rezoning of the existing church will not require any changes to the existing development or create any nonconforming issues for the church. By rezoning the entire property to PD-O, it eliminates the setback and screening requirements that would apply to the newly created lot if the church were to remain zoned residential. The applicant is also requesting as part of the PD to allow a wrought-iron fence with a tree line instead of an 8-ft masonry screening wall along the rear property line adjacent to the residential neighborhood. The new office building is expected to be a low intensity use and would not have any more impact on the residential area to the north than the existing church.

RECOMMENDATION

At the March 26, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of a Zoning Change from PD – Single Family Residential to PD – Office with the following stipulations:

1. Development of the office building shall conform generally to the concept plan, attached hereto as Exhibit “A,” and subject to the City’s environmental and site development regulations.
2. Uses shall be limited to those uses permitted by right in the Office Zoning District, as prescribed in the City of Mesquite Zoning Ordinance.
3. In lieu of installing a masonry screening wall along the north property line, a 6-ft wrought-iron fence with masonry columns placed 35 feet on center and with a tree line consisting of large shade trees shall be installed as noted on Exhibit “A”. One tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).