



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Travis Boghetich on behalf of Scyene Rodeo, LTD

REQUESTED ACTION: Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE).

LOCATION: Southwest corner of IH-635 and W. Scyene Road

CASE NUMBER: Z0518-0036

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a rezoning of the subject property to allow construction of a commercial and residential development as shown on the Concept Plan (Exhibit B). The proposed development will include trails, water features and landscaping located throughout the commercial and residential portion of the development as shown on the Landscape Concept Plan (Exhibit C). In addition, the applicant as part of the Planned Development (PD) is proposing development standards as shown in Exhibit D. If approved, the proposed development will follow the standard requirements in the Mesquite Zoning Ordinance (MZO) and Mesquite City Code except for those requirements specified in the approved Development Standards and Concept Plan. The development will also continue to be governed by the MA/RE Overlay District.

The commercial development will consist of up to 114,000 square feet of commercial space spread out over three tracts as shown on the Concept Plan. The underlying zoning for the commercial development will be based on the Light Commercial zoning district with changes in allowed uses. The proposed PD would allow a bowling alley in Tract 1A. The PD would prohibit check cashing services, auto and motorcycle repair and sales, recycling kiosk, sexually oriented businesses, auto and home supply stores, fuel sales, tobacco stores, funeral services, car rental, medical equipment rental, and bail bond services. The commercial portion of the development will be required to follow the Community Appearance Manual and meet landscaping requirements for the MA/RE Overlay District which is a minimum of 15% of the site.

The residential portion of development will consist 338 dwellings of various product types that include townhomes, zero-lot line homes and single family homes. The residential dwellings will follow the City's masonry requirements for single-family homes which is 90%. Additionally, the PD proposes the front elevation shall not be repeated within three lots for zero-lot line homes and shall not be repeated within two lots for the 40-ft wide single family lots.



RECOMMENDATION

At the August 27, 2018 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted unanimously to recommend approval of the request with the following conditions.

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan (Exhibit B), Landscape Concept Plan (Exhibit C), and PD Development Standards (Exhibit D).
2. The façade of all residential homes shall conform substantially to the Elevations presented and are to be included in the PD Ordinance as shown in Exhibit E.
3. District screening shall be provided in accordance with the PD Development Standards and as shown on the Screening Plan (Exhibit F).
4. No off-premise signs shall be permitted. Pole signs shall be prohibited. All signs shall share a common architecture in design and materials as permitted by the Mesquite Sign Ordinance.
5. A Traffic Impact Analysis (TIA) is required. As part of the TIA, recommended measures to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development's planned access points. Mitigation measures shall be acceptable to the city engineer and may include, without limitation: an access management plan; transportation demand management measures; street improvements on or off the site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital improvement projects such as traffic calming infrastructure or capacity improvements. The developer is responsible for making the improvements recommended by the TIA and approved by the City that are necessitated by and proportional to the development.