



**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

APPLICANT: Manuel Rosales, Iglesia Cristiana Canaan

REQUESTED ACTION: Zone change to remove two tracts of land from the Skyline Logistics Hub Overlay District in order to build a church.

LOCATION: 4600 and 4636 Samuell Blvd.

CASE NUMBER: Z0718-0057

STAFF COMMENTS AND ANALYSIS

The subject tracts are undeveloped and include approximately 4.6 acres of land collectively. According to the applicant's letter of intent, Iglesia Cristiana Canaan (Canaan Christian Church of Dallas) purchased the property in 2011, with the intent to build a church. The existing, underlying zoning district of "C" Commercial permits religious organizations including churches; however, the Skyline Logistics Hub Overlay District expressly prohibits membership organizations, including religious organizations such as churches.

The Skyline Logistics Hub Overlay District was adopted by Ordinance No. 4371 in 2015 in order to create a regional identity and greater economic development opportunities in this area of Mesquite. The area is considered to be the heart of Mesquite's industrial sector and includes diverse manufacturing and distribution uses, including industrial business parks, factories, and railroad-related uses. Additionally, uses within the area generally involve the use of heavy load truck transportation.

The Mesquite Comprehensive Plan designates the subject tracts as being located within a development area designated as Industrial/Business Parks. The Industrial/Business Park development area is intended to primarily provide sites for basic employment activities such as manufacturing, distribution and heavy commercial. Non-employment uses are discouraged. Retail and personal service type uses are also discouraged. The Comprehensive Plan recommends that undeveloped acreages within the aforementioned development area should be assigned this designation to assure long-term availability of land for basic employment uses. The Comprehensive Plan recommends that these tracts remain available for industrial/business park type uses and zoning, rather than allowing conversion to other uses.



Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

RECOMMENDATION

At the August 13, 2018 Planning and Zoning Commission meeting, the Planning and Zoning Commission recommended denial of the request by a 4/3 vote, with Commissioners Sergio Garcia, Sherry Williams and Yolanda Shepard dissenting.