



## **PLANNING AND ZONING CASE SUMMARY**

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### **BACKGROUND**

<b>APPLICANT:</b>	Mohammad Siddiqi
<b>REQUESTED ACTION:</b>	Conditional Use Permit in the “PD” Commercial zoning district to allow a variety store.
<b>LOCATION:</b>	3012 Big Town Blvd. Suite 100
<b>CASE NUMBER:</b>	Zo818-0060
<b>COMMUNITY RESPONSES:</b>	No responses

### **STAFF COMMENTS AND ANALYSIS**

The applicant is proposing to operate a variety store within a vacant suite space that is approximately 2,230 square feet. According to the applicant, the variety store will offer low cost household items, small tools, movies, music, and gift items. To comply with the current zoning ordinance regarding variety stores within Mesquite, the applicant will offer at least 10 percent of the total sales floor area for fresh produce, meat and dairy. In addition to the fresh food requirement, the applicant will follow current restrictions for a variety store use that prohibits outdoor display.

The proposed Conditional Use Permit to allow a variety store is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The subject property meets all requirements set by the zoning ordinance regarding distance between existing variety stores and grocery stores. The proposed use will be adjacent to multiple nonresidential uses. The subject location is surrounded by commercial uses that include two gas stations, self-storage, and a pawn shop. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

### **RECOMMENDATION**

At the September 25, 2018 meeting, the Planning and Zoning Commission voted (6-1) to recommend approval of the Conditional Use Permit request to allow a variety store use, to the City Council with the following stipulations:

1. A minimum of 10 percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.
2. Window signs shall be limited to 25 percent of the area of any window or door.
3. The business shall have no more than one temporary sign at any time, except that two swoosher or teardrop signs may be on the property as long as there are no other temporary signs. Any temporary sign must comply with the Sign Code for the specific sign type.
4. No portion of any window shall be outlined with lighting.



5. Architectural lighting on the exterior of the building or within five feet of a window on the interior of the building shall flash or change no more frequently than every two minutes.
6. Outdoor display and/or storage shall be prohibited.