



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT:	AQM Rahman, Design Associates and Consultants
REQUESTED ACTION:	Zoning Change from GR, General Retail to Planned Development-General Retail, PD-GR to allow a minor reception facility.
LOCATION:	4361 N. Belt Line Rd., Suites 1100, 1200 and 1300 (suite numbers subject to change)
CASE NUMBER:	Z0918-0065
COMMUNITY RESPONSES:	Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff received one notice in favor of the request.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a change in zoning from GR, General Retail to PD-GR, Planned Development-General Retail to allow for the operation of a "Minor Reception Facility" to accommodate church lectures and baptisms, birthday celebrations, graduations, wedding receptions, etc.

The Mesquite Zoning Ordinance defines a reception facility as an establishment that is made available for private use, principally for parties, dances, receptions, banquets or similar social events. A minor reception facility includes 6,000 square feet of enclosed space or less and requires compliance with Section 3-508 of the Mesquite Zoning Ordinance, which includes regulations regarding hours of operation, security, outside activities, premises condition, owner representative, compliance with applicable laws and additional provisions regarding alcoholic beverages.

As part of the Planned Development (PD), the applicant proposes the following site improvements and/or amenities:

1. The addition of two stone panels on the east side of building with its side fronting on N. Belt Line Rd., addressed as 4321 N. Belt Line Rd. The current building material is concrete;
2. Enhanced landscaping, with the addition of shrubs along parking areas fronting Barnes Bridge Rd.;
3. The addition of two benches and pavement in the landscaped areas fronting Barnes Bridge Rd.;



4. Enhanced landscaping along the parking area in front of 4321 N. Belt Line Rd., behind the existing gas station/car wash to the south; and
5. The addition of a water fountain in front of the building addressed as 4361 N. Belt Line Rd.

The subject property is located within the *N-Neighborhood Retail Limitation* future land use designation of the Comprehensive Plan, which typically includes small sites which are in close proximity to adjoining residences. The subject property is approximately 200 +/-feet from a single family subdivision; Stonecrest Estates, to the north. The intent is that these sites be limited both in size and in uses which are accommodated so that the impact on adjacent residences is minimized. Rather than offering a full range of business services, the aforementioned designation is intended to only offer those goods which are used most frequently as a convenience to surrounding residents. The use proposed through the Planned Development does not conform to the future land use designation of the Comprehensive Plan, nor to the purpose and intent of the General Retail zoning district.

Additionally, the subject property is developed with two multi-tenant buildings with a host of different uses including a beauty salon, church and offices. A reception facility requires 1 space for each 50 square feet of assembly area. Based on the site plan that was approved in 2016, 85 parking spaces were shown, which was based on the parking requirements for retail at 1 space/250 square feet of gross floor area. Parking may become an issue, as a reception facility was not anticipated when the property was developed.

RECOMMENDATION

At their regular meeting held on November 12, 2018, the Planning and Zoning Commission recommended denial of the request by a 6-0 vote, primarily due to parking concerns. The motion was made by Commissioner Vidler to deny the request and was seconded by Commissioner Gustof.