



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Glen Pingleton on behalf of L. M. Walters Inc.

REQUESTED ACTION: Rezoning from R-1 and R-3, Single Family Residential to GR, General Retail.

LOCATION: 340 SH 352

CASE NUMBER: Z0119-0084

COMMUNITY RESPONSES: Two responses were returned in opposition to the request.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a rezoning to General Retail for speculative purposes. The applicant does not have a proposed development at this time and would like to be able to market the property for future retail uses. The requested zoning change would allow the property to be used for any use permitted by right in the General Retail zoning district. In summary, the GR district would allow retail, personal service, general office, medical services, restaurants, business services, minor auto repair, miscellaneous repair, etc.

The proposed rezoning to General Retail is consistent with the future land use designation of the Comprehensive Plan. If the Zoning Change is approved, the property will be subject to all development standards in the City of Mesquite's ordinances applying to a nonresidential development. These standards include but are not limited to landscaping, screening, parking, lighting, architectural, driveways, drainage, utilities, and setbacks.

RECOMMENDATION

At the February 25, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of rezoning to Planned Development – General Retail, subject to the following conditions:

1. The following uses are prohibited on the Property:
 - 553 Auto Supply Stores
 - 554 Limited Fuel Sales
 - 75 Automotive Repair, Services – all, including:
 - 7514 Passenger Car Rental
 - 7515 Passenger Car Leasing
 - 752 Automobile Parking (Lots and Structures)
 - 753 Automobile Repair Shops
 - 7542 Car Washes, including Detail Shops
 - 7549 Other Automotive Services