



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Salah Zoubi

REQUESTED ACTION: Rezone from THN, Truman Heights Neighborhood – Mandatory Ground Floor Retail to GR, General Retail.

LOCATION: 1816 Galloway Ave.

CASE NUMBER: Z0319-0087

COMMUNITY RESPONSES: No responses received.

STAFF COMMENTS AND ANALYSIS

The applicant is proposing to rezone the subject property to General Retail to allow for a minor automotive repair business to be constructed on the property. The property is an approximately 26,524 square foot developed lot that currently is operated as a Conoco Gas Station and convenience store. Current Truman Heights Neighborhood zoning prohibits automotive repair services at this location. The subject property is surrounded by both residential and non-residential uses. All of the surrounding properties are also within the Truman Heights Neighborhood zoning district.

The proposed rezoning request to General Retail is not consistent due to the subject property's location within the Truman Heights Neighborhood, regulated by the Truman Heights Revitalization Code adopted in 2007. A change in zoning would allow the property to no longer follow the THN zoning requirements and intent of created a pedestrian-oriented neighborhood that shares similarities in setback distance, parking requirements, and construction materials. The Mesquite Comprehensive Plan designates this area as a Neighborhood Sustainability Zone, stating that this area is intended for residential and business uses that are not only compatible, but also essential to revitalization of the neighborhood. With single-family uses abutting the subject property, this limits the subject property to uphold the Comprehensive Plan's intent of creating compatible infill businesses, as minor automotive repair would have increased traffic and noise within the residential neighborhood.

RECOMMENDATION

At the April 8, 2019 meeting, the Planning and Zoning Commission voted (7-0) to recommend denial to rezone the subject property to General Retail.