

**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

APPLICANT: City of Mesquite

REQUESTED ACTION: Amend Planned Development – Mixed Use, Ordinance No. 3967, to remove multifamily dwelling as a permitted use on the subject property.

LOCATION: 21100 IH-635

CASE NUMBER: Z0119-0083

COMMUNITY RESPONSES: No responses

STAFF COMMENTS AND ANALYSIS

In May of 2018, the City of Mesquite entered into a Master Development Agreement (Resolution No. 30-2018) with HQZ Partners, LP for the 60 +/- acre property located between Peachtree Road and IH-635 that was formerly known as the Peachtree Town Center. The project is now referred to as Verde Center. While the developer is not ready to move forward with the project, the City initiated the rezoning to amend the PD to remove multifamily as a permitted use on the property. An additional PD amendment will be needed to update the concept plan in the PD when the developer is ready to move forward with the project.

RECOMMENDATION

At the June 10, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to amend Stipulation No. 2 in Planned Development – Mixed Use, Ordinance No. 3967 with the added text that is underlined:

2. Permitted Uses
 - a. Residential – All uses listed in Section 2-203.A of the Mesquite Zoning Ordinance with the exception of Mobile Home Parks and Multifamily Dwellings.
 - b. Residential dwellings incorporated within structures housing other permitted uses with the exception of Multifamily.
 - c. Conference Facilities
 - d. Uses permitted in the Mixed Use district as shown in Section 3-203 of the Mesquite Zoning Ordinance with the following exceptions:

AGRICULTURE, MINING, CONSTRUCTION and MANUFACTURING

SIC Codes 01-3199: All uses

RETAIL TRADE

SIC Code 521: Lumber and Other Building Materials
SIC Code 526: Retail Nurseries, Garden Supply
SIC Group 55: Automobile Dealers, Service Stations
SIC Code 593: Used Merchandise Stores
SIC Group 596: Non-Store Retailers

SIC Code 5999: Miscellaneous Retail NEC

FINANCE, INSURANCE, REAL ESTATE

SIC Code 60a: Alternative Financial Establishments

SIC Code 61: Nondepository Institutions

SIC Code 6553: Cemetery Development/Operation

SERVICES

SIC Code 701b: Limited Service Hotel/Motel

SIC Group 721: Laundry, Cleaning, Garment Services, except Dry Cleaners shall be permitted

SIC Code 726: Funeral Service, Crematories

SIC Code 7299: Miscellaneous Personal Services NEC

SIC Group 73: Business Services, except Photocopying, Duplicating Services shall be permitted

SIC Group 75: Automotive Repair, Services

SIC Group 76: Miscellaneous Repair Services, except incidental repair services associated with a permitted retail use shall be permitted

SIC Code 781: Motion Picture Production

SIC Code 782: Motion Picture Distribution

SIC Code 7993: Coin Operated Amusement Game room

SIC Code 824: Vocational Schools

SIC Group 83: Social Services

PUBLIC ADMINISTRATION

SIC Code 9223: Correctional Institutions

RESIDENTIAL USES

Multifamily Dwellings

ACCESSORY USES AND STRUCTURES

Outdoor Display and Storage

Coin Operated Amusement Devices

Drive-Through Facilities