

FILE NO.: Z0119-0083

P&Z HEARING DATE:
COUNCIL DATE:

June 10, 2019
July 1, 2019

GENERAL INFORMATION

APPLICANT: City of Mesquite
REQUESTED ACTION: Rezoning to amend Planned Development – Mixed Use, Ordinance No. 3967, to remove multifamily as a permitted use on the subject property.
LOCATION: 21100 IH – 635

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The 60.31 +/- acres site is undeveloped property.

SURROUNDING LAND USE AND ZONING (see attached map):

North:	SS and LC zoning developed with convenience stores and restaurants
West:	R-3 and Office zoning – The R-3 is developed with single-family homes, a City park, and includes some vacant parcels. The Office zoned parcel is vacant.
East:	Interstate Highway 635
South:	Industrial zoned property developed with an industrial building

ZONING HISTORY:

1960:	Annexed and zoned Single-family Residential
1975:	North end of property rezoned from R-3 to GR
1981:	SW portion rezoned from R-3 to PD (SF)
1982:	West of the creek rezoned from R-3 & PD (SF) to Office
1986:	Most of the site rezoned from R-3 and O to PD (O) and PD (LC)
2008:	Rezoned to PD – Mixed Use

PLATTING: The property is currently unplatted. A plat will be required with development.

GENERAL: In May of 2018, the City of Mesquite entered into a Master Development Agreement (Resolution No. 30-2018) with HQZ Partners, LP, acting by and through its general partner and Lang and Company, LLC, together with its affiliate MCG-124 LLC and the Mesquite Medical Center Management District. The Master Development Agreement is for a 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.

At this time, the developer is not ready to move forward with the project. However, the City is initiating a 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.

STAFF COMMENTS

Mesquite Comprehensive Plan

The Mesquite Comprehensive Plan shows the subject property to be within the “Regional Retail and Entertainment Corridor”. The Guide says the following about this area; “This core area is suitable for large-scale, high intensity business uses focusing on retail, office and compatible entertainment uses.” It further states that uses that generate truck traffic, undesirable visual and aesthetic characteristics, and heavy commercial activities would be detrimental to the area and should be restricted.

Analysis

The PD adopted in 2008 was developed and adopted to ensure a high-quality development in line with the Comprehensive Plan. The proposed PD amendment to remove multifamily uses from the property does not run counter to the Comprehensive Plan, nor will it reduce the quality of the development.

RECOMMENDATIONS

Staff recommends amending Stipulation No. 2 in Planned Development – Mixed, Use Ordinance 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

ZONING RECLASSIFICATION

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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

PUBLIC NOTICE

Staff mailed notices to property owners within 200 feet of the property and have not received any responses to the mailing.

ATTACHMENTS

1 – Aerial Map

2 – Zoning Map

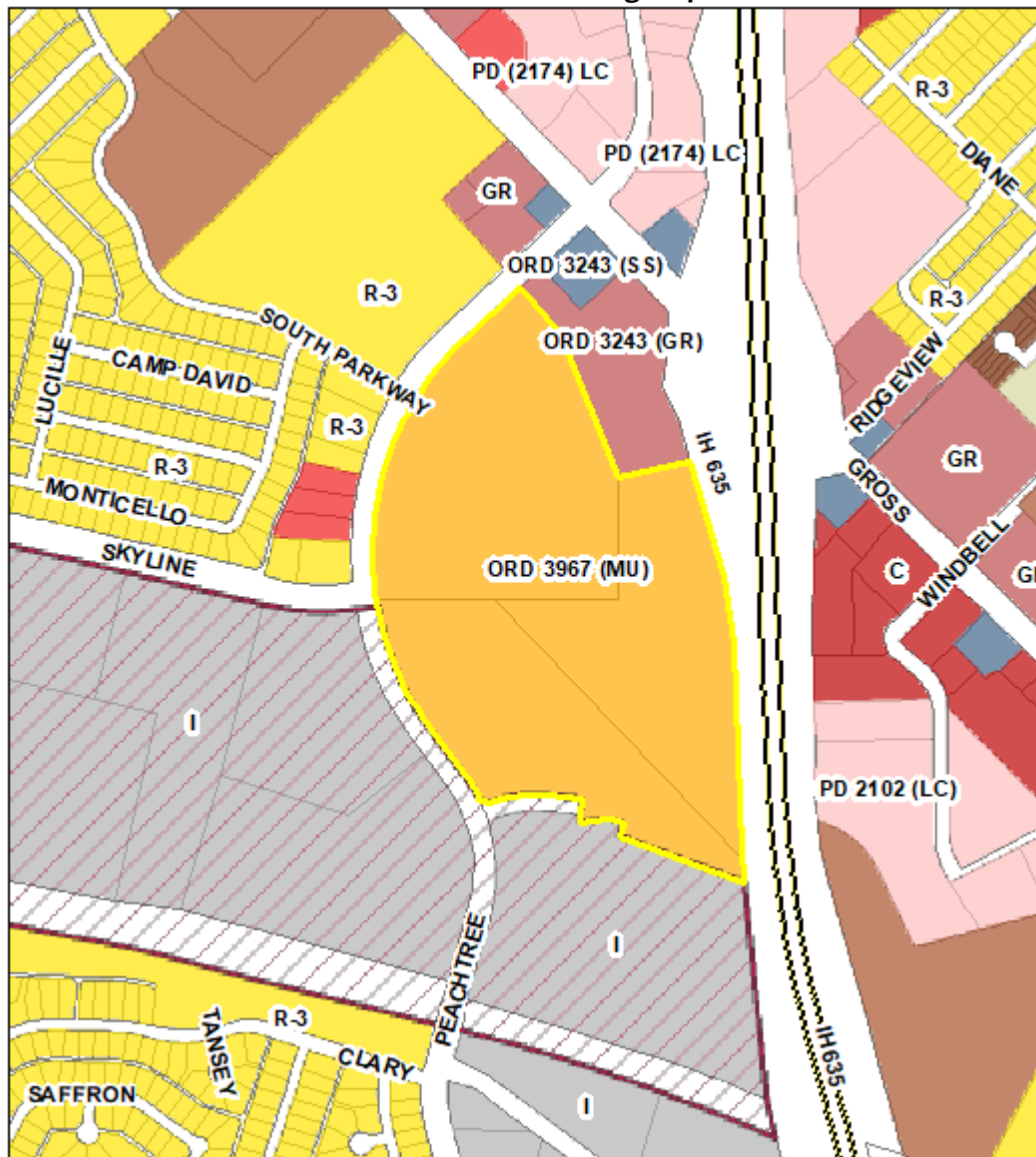
3 – Public Notification Map

4 – Site Pictures

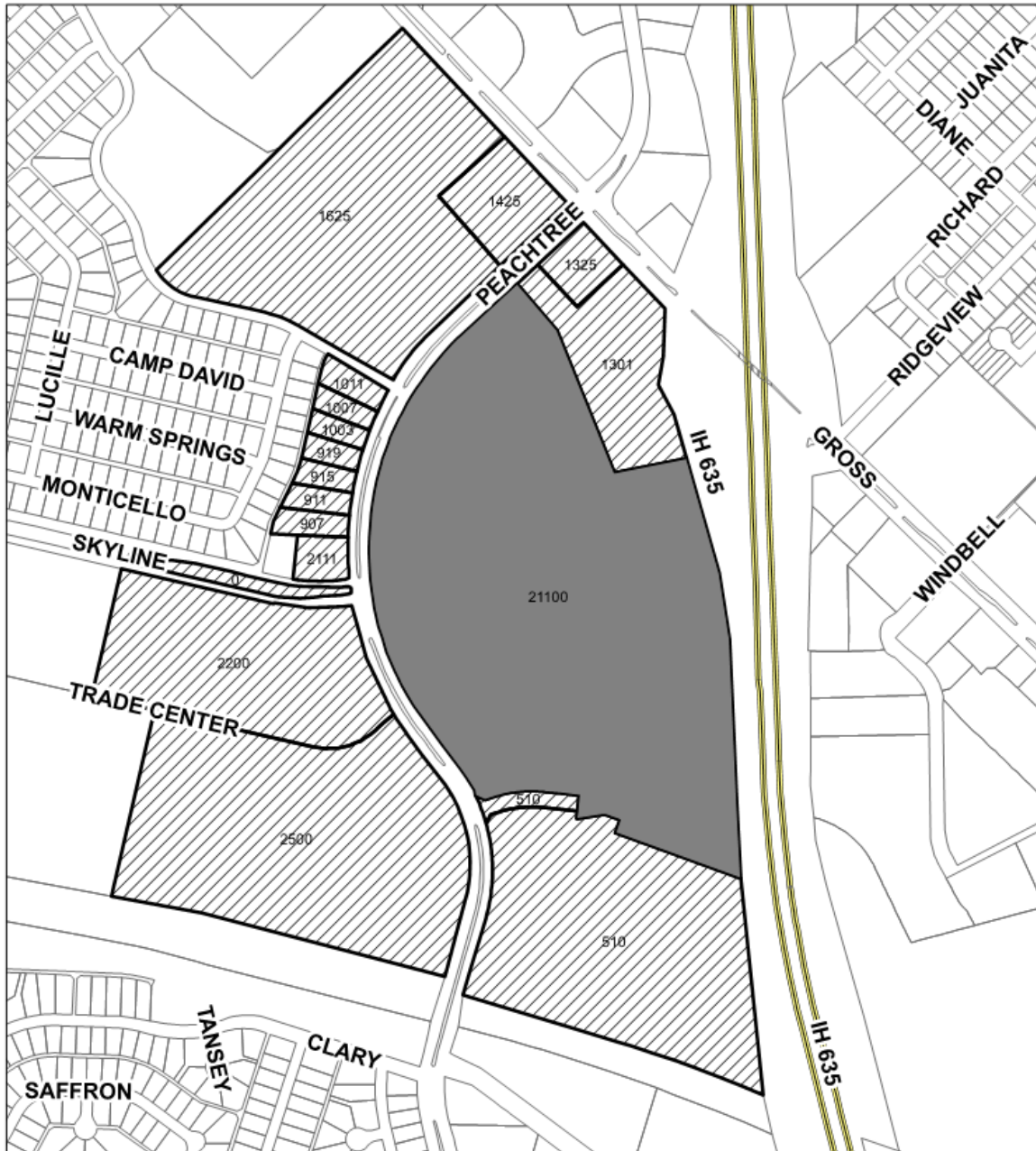
Attachment 1 – Aerial Map



Attachment 2 – Zoning Map



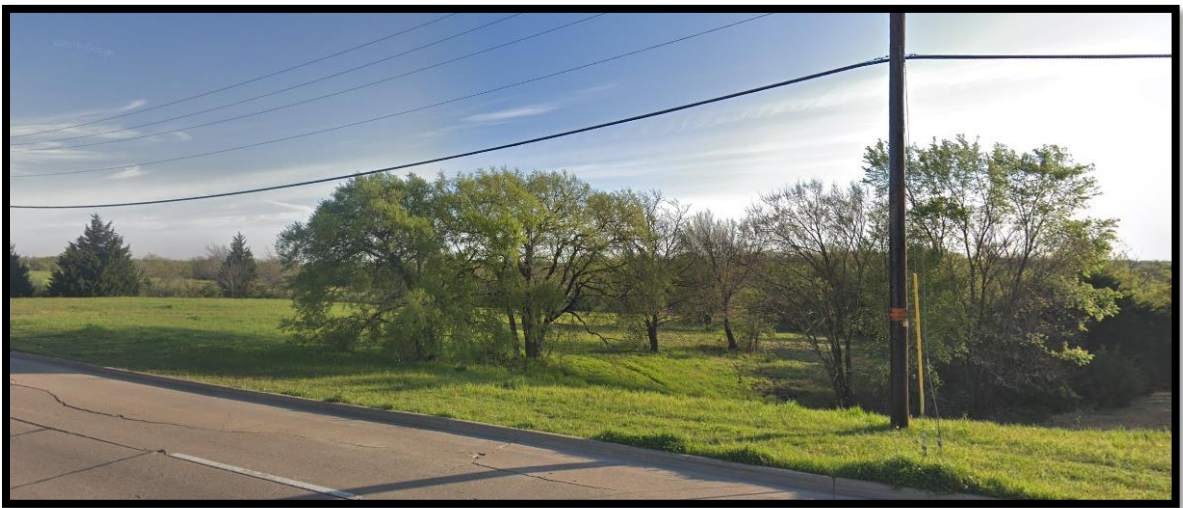
Attachment 3 – Notification Map



Attachment 4 – Site Pictures



Looking east from Peachtree Road



Looking north from Peachtree Road