

# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	18-3397	<b>Version:</b>	1	<b>Name:</b>	Z0218-0022 - 705 SH 352
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Postponed
<b>File created:</b>	4/5/2018	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	4/16/2018	<b>Final action:</b>			

**Title:** Conduct a public hearing and consider an ordinance for Application No. Z0218-0022, submitted by Ryan Dykstra on behalf of Vaquero Ventures, to amend Planned Development Ordinance No. 3872 to allow additional uses on the property located at 705 State Highway 352.  
(One response in opposition to the application has been received from a property owner within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Case Summary, 2. Staff report & maps, 3. P & Z Minutes, 4. Ordinance - Z0218-0022

Date	Ver.	Action By	Action	Result
4/16/2018	1	City Council	Postponed	Pass

Conduct a public hearing and consider an ordinance for Application No. Z0218-0022, submitted by Ryan Dykstra on behalf of Vaquero Ventures, to amend Planned Development Ordinance No. 3872 to allow additional uses on the property located at 705 State Highway 352.

(One response in opposition to the application has been received from a property owner within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The property is currently vacant and adjacent to a parcel with an existing retail building. The applicant proposes construction of two retail buildings on the site. The existing Planned Development (PD) allows for some General Retail (GR) uses. The applicant requested all GR uses be permitted. However, staff and the Planning and Zoning Commission recommend allowing additional uses, but not all uses allowed in GR zoning.

On March 26, 2018, the Planning and Zoning Commission voted unanimously to approve Application No. Z0218-0022, to amend the Planned Development to allow additional uses to be permitted in the PD.

### Recommended/Desired Action

After the public hearing, staff recommends approval of the proposed ordinance.

### Attachment(s)

Case Summary  
Staff report & maps  
P&Z minutes  
Proposed ordinance

### Drafter

Jeff Armstrong

**Head of Department**  
Jeff Armstrong