

## Legislation Text

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**File #:** 20-4915, **Version:** 2

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Conduct a public hearing and consider an ordinance for Application No. Z0620-0142, submitted by MM Mesquite 50, LLC, to amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements on property located at 1900 and 2000 West Scyene Road, 21713 and 21717 IH-635, 1703 and 1705 Rodeo Drive and 417 Rodeo Center Boulevard.

(Two responses in favor and three in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The Iron Horse Village PD was approved in 2018. A significant amount of infrastructure has been installed since that time and the applicant indicates that home construction should start by the end of this year.

The request is to add an amenity center as a permitted use in the PD, to allow a convenience store with fuel sales (proposed 7-Eleven) on the tract located at the southeast corner of Scyene Road and Rodeo Drive, and to change the screening requirements at two locations within the PD. All of the proposed changes are appropriate for this development and the area.

On July 13, 2020, the Planning and Zoning Commission voted 6 to 0 to approve Application No. Z0620-0142, to amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval.

### **Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong