

City of Mesquite, Texas

Legislation Text

File #: 20-5131, **Version:** 1

Conduct a public hearing for Zoning Application No. Z0920-0148 submitted by Ghader Mirak for a Zoning Change from “C” - Commercial to “C” - Commercial with a Conditional Use Permit to allow a major reception facility with a modification to the Special Conditions requiring a 500-foot separation from any residential district, located at 3935 East US Highway 80.

(One response 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 denial. This item was postponed at the November 2, 2020, meeting.)

The applicant proposes construction of a 13,860-square-foot reception facility on the 2.66-acre tract. Due to the shape of the subject parcel, the building and majority of the parking would have to be constructed near the rear of the property, close to the existing single-family neighborhood. In addition, the only available access to the property would be through a shared access drive across the neighboring property to the west. Access to that drive would be from Bahamas Drive, a street primarily intended for access to the residential neighborhood and located very close to the rear property line. Although a masonry screening wall and tree buffer will be required adjacent to the residential area, staff has significant concerns about the negative effects of the proposed development on the neighborhood, particularly noise.

On October 12, 2020, the Planning and Zoning Commission voted 7 to 0 to deny Application No. Z0920-0148, for a Zoning Change from “C” - Commercial to “C” - Commercial with a Conditional Use Permit to allow a major reception facility with a modification to the Special Conditions requiring a 500-foot separation from any residential district.

Recommended/Desired Action

Following the public hearing, staff recommends denial. If approved by the Council, staff will prepare an ordinance for consideration at the December 21, 2020, City Council meeting.

Attachment(s)

Staff report & maps
P&Z minutes
Appeal Letter

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong