

Legislation Text

File #: 21-5665, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z0821-0213, submitted by the City of Mesquite, for a change of zoning from Central Business and Planned Development - Central Business (Ordinance No. 2849) within the Military Parkway-Scyene Corridor (MP-SC) Overlay District to Planned Development - Central Business to remove the MP-SC Overlay District and to allow and restrict certain uses permitted in the Central Business Zoning District, located at 816 West Scyene Road and 641, 701, 735 and 821 Military Parkway.

(One response in favor and none 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.)

One of the property owners in the subject area is proposing to build a retail building, but has concerns about the design requirements of the Military Parkway-Scyene Corridor Overlay (MP-SC). Instead of carving a portion of a block out of the overlay, staff initiated rezoning of the entire block bounded by West Scyene Road, Military Parkway, Lindsey Avenue and Carmack Street to a Planned Development (PD) district with Central Business as the base zoning and removing the entire block from the MP-SC overlay. The PD would limit certain uses that would otherwise be permitted in the Central Business district.

On August 23, 2021, the Planning and Zoning Commission voted unanimously to approve a change of zoning from Central Business and Planned Development - Central Business Ordinance No. 2849 to Planned Development - Central Business and to remove the Military Parkway-Scyene Corridor Overlay.

Recommended/Desired Action

Following the public hearing, Staff recommends approval of the ordinance.

Attachment(s)

Staff report & maps

P&Z minutes

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong