

City of Mesquite, Texas

Legislation Text

File #: 21-5706, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z0821-0216, submitted by Halff Associates on behalf of Huntington Industrial, for a change of zoning from Single-family Residential and Commercial within the Military Parkway-Scyene Corridor Overlay District to Planned Development-Commercial and to remove the property from the Military Parkway-Scyene Corridor Overlay District to allow an industrial distribution center and to allow certain uses permitted by right in the commercial districts on approximately 24.05 acres of land, located at 1110 and 1126 Military Parkway.

(No responses in favor or 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 applicant proposes construction of an industrial building on the subject property. The existing zoning does not permit the proposed use. In addition, the Military Parkway-Scyene Corridor Overlay District includes many design standards that the proposed development would not be able to follow. Therefore, in addition to changing the base zoning, the overlay is proposed to be removed from this property.

On November 16, 2020, the City Council approved a similar request for rezoning for this applicant on the adjacent property to the west of the property subject to the current application. The proposed rezoning would allow for industrial development in addition to what was approved in 2020.

On October 25, 2021, the Planning and Zoning Commission voted unanimously to approve Application No. Z0821-0216, for a change in zoning from Single-family Residential and Commercial within the Military Parkway-Scyene Corridor Overlay District to Planned Development-Commercial and to remove the property from the Military Parkway-Scyene Corridor Overlay District with certain stipulations.

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