



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
July 8, 2024 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a request from any Planning and Zoning Commission attending member or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for June 24, 2024, Planning and Zoning Commission.

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. ZONING APPLICATION Z0424-0356.

Conduct a public hearing and consider approval of Zoning Application No. Z0424-0356 submitted by Kimley Horn and Associates, Inc., for a zoning change to amend Planned Development – Industrial Ordinance No. 5057 to modify the concept plan and development standards located at 2732, 2800, and 3200 E US HWY 80.

DIRECTOR'S REPORT

5. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning related items at their meeting on July 1, 2024.

6. COMMISSIONER TRAINING.

No action to be taken.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on July 8, 2024, was posted on the bulletin boards at the Municipal Center and City Hall by July 5, 2024, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning

MINUTES**JUNE 24, 2024****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****REGULAR MEETING****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Mr. Nellapalli Dharmarajan	☒ Present In-Person ☐ Absent
Position No. 2	Ms. Millie Arnold	☐ Present In-Person ☒ Absent
Position No. 3	Mr. Roger Melend	☒ Present In-Person ☐ Absent
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent
Position No. 6	Jeffrey Walker	☐ Present In-Person ☒ Absent
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☐ No ☐ Yes)
Alternate No. 2	Vacant	☐ Present In-Person ☒ Absent (* Attendance Required: ☐ No ☐ Yes)

ATTENDANCE: STAFF

Jeff Armstrong	Director of Planning & Development Services	☒ Present In-Person ☐ Absent
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person ☐ Absent
John Cervantes	Planner	☒ Present In-Person ☐ Absent
Jordan Gregory	Planner	☒ Present In-Person ☐ Absent
Ti'Ara Clark	Planner	☒ Present In-Person ☐ Absent
Devanee Winn	Administrative Aide Planning & Development	☒ Present In-Person ☐ Absent
Karen Strand	Deputy City Attorney	☒ Present In-Person ☐ Absent
Cliff Keheley	City Manager	☒ Present In-Person ☐ Absent

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order at 7:00 p.m. Administrative Aide Devanee Winn took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

There were no comments.

CONSENT AGENDA

3. MINUTES.

Consider approval of the minutes for June 10, 2024, Planning and Zoning Commission.

ACTION

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Cumby seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

PUBLIC HEARINGS

4. ZONING APPLICATION Z0224-0346

Conduct a public hearing and consider approval of Zoning Application No. Z0224-0346 submitted by Maxwell Fisher of ZoneDev, on behalf of Palladium USA International, Inc., for a zoning change from General Retail to Planned Development – Multifamily with modified development standards to allow a 133-unit age-restricted multifamily development located at 2910 Motley Drive.

PRESENTATION

Planner John Cervantes presented to the Commission.

DISCUSSION

The Commission discussed the buffer distance and the fence. They would like to make sure that the board-on-board fence will be maintained.

APPLICANT

Mr. Maxwell Fisher presented to the Commission.

PUBLIC HEARINGS

Chairman Melend opened the public hearing.

John Manghan, 1017 Rupert, stated all his questions were answered and appreciated the neighborhood meeting the applicant held.

Brownny Cooksy, 2426 Westwood Dr., stated he wants fences to be the same for everyone.

The public hearing was closed.

ACTION

Chairman Melend made a motion to APPROVE as presented; Commissioner Chenault seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

5. ZONING APPLICATION Z0324-0354.

Conduct a public hearing and consider approval of Zoning Application No. Z03240354 submitted by Naresh Patel for a comprehensive plan amendment to change the future land use designation from Office to Light Industrial and a zoning change from Planned Development – Light Commercial Ordinance No. 2124 to Planned Development – Industrial to allow a flex office and warehouse development at 1202 IH 30.

PRESENTATION

Jordan Gregory presented to the Commission.

APPLICANT

Naresh Patel presented to the Commission.

PUBLIC HEARINGS

Chairman Melend opened the public hearing. No one came up to speak.

ACTION

Commissioner Dharmarajan made a motion to APPROVE as presented; Commissioner Cumby seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

6. ZONING APPLICATION Z0424-0358.

Conduct a public hearing and consider approval of Zoning Application No. Z0424-0358 submitted by Majed Khalaf for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow a towing company with primary outdoor storage at 2425 Edinburgh Drive.

PRESENTATION

Jordan Gregory presented to the Commission.

APPLICANT

Majed Khalaf presented to the Commission.

PUBLIC HEARINGS

Chairman Melend opened the public hearing. Brownny Cooksy, 2426 Westwood Dr., stated he wants fences to be the same for everyone and is concerned about water flow.

The public hearing was closed.

ACTION

Commissioner Cumby made a motion to APPROVE as presented; Commissioner Chenault seconded; the motion carried 5 approvals (Melend, Dharmarajan, Chenault, Cumby, Teferi) – 0 opposed.

DIRECTOR'S REPORT**7. DIRECTOR'S REPORT.**

Director's Report on recent City Council action taken on zoning related items at their meetings on June 17, 2024.

Director of Planning & Development Services Jeff Armstrong presented to the Commission. The zoning actions are as follows;

1. Zoning Application NO. Z0524-0361, submitted by the City of Mesquite, for a change of zoning to amend Planned Development Ordinance No. 2399 to modify sign regulations, located at 3201 East Cartwright Road. **Approved by Ordinance No. 5114.**
2. Zoning Application No. Z0524-0362, submitted by Mark Seibold of Inventure Design, for a change of zoning from Truman Heights Neighborhood District to Truman Heights Neighborhood District with a Conditional Use Permit to allow a medical clinic, located at 1835 N. Galloway Avenue. (No response in favor and one in opposition to the application has been received from property owners within the statutory notification area. **Approved by Ordinance No. 5115.**

Chairman Melend adjourned the meeting at 8:11 PM.

Chairman Roger Melend



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0424-0356
REQUEST FOR: Planned Development Amendment
CASE MANAGER: John Cervantes, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 8, 2024
City Council: Monday, August 5, 2024

GENERAL INFORMATION

Applicant: Rob Pennington, Kimley-Horn
Requested Action: Conduct a public hearing and consider approval of a zoning change to amend [Planned Development – Industrial Ordinance No. 5057](#), with modifications to the development standards (Exhibit B) and concept plan (Exhibit C).
Location: 2800 E US Hwy 80 and 3200 E US Hwy 80

SITE BACKGROUND

Platting: Not Platted
Size: Approximately 21.115 acres/ 919,769 square feet
Zoning: PD-I, Planned Development, Industrial (Ord. 5057)
Future Land Use: Light Industrial
Zoning History: 1954: Annexed and zoned Residential.
1973: Rezoned to Planned Development (Ord. 1153)
1984: Rezoned to Planned Development – Commercial (Ord. 2017)
2023: Rezoned to Planned Development – Industrial (Ord. 5057)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	A-1 - Multifamily Residential and C, Commercial	Spanish Lagos Apartments and Minor Automobile Repair
SOUTH:	R-3, Single Family Residential	Single Family Home
EAST:	C, Commercial and R-3, Single Family Residential	Single Family Home and Collision Service
WEST:	Planned Development - Commercial	Trucking Terminal

CASE SUMMARY

The applicant is requesting to amend [Planned Development – Industrial Ordinance No. 5057](#) (PD-I No. 5057) to modify the concept plan and development standards of the subject property. The PD-I No. 5057 consists of 21.115 acres which is bisected by an Oncor easement into two areas. The 16.163 acres (Lot 2) south of the Oncor easement is intended for two industrial buildings, while the 4.952 acres (Lot 1) north of said easement is designated for a 3-building self-storage facility. The new concept plan replaces the building layout for Lot 2 from two buildings totaling 169,600 square feet to a 206,460-square-foot building. There are no changes to the self-storage facility as shown in PD-I No. 5057.

The request to amend PD-I No. 5057 proposed the following changes:

- Modify Exhibit B – Development Standards
 - Reduce allowable height from 75 feet to 50 feet, and
 - Reduce the required parking for the industrial building from 1 parking space for every 1000 square feet of the building area to 1 for every 1500 square feet.
- Modify Exhibit C - Concept Plan
 - Replace a portion of the Concept Plan in the existing PD that showed the two-building layout with a Concept Plan showing the proposed one-building layout.

The proposed changes to allow the larger industrial building will change the distance between the proposed industrial building and the adjacent residential district. The new warehouse building would be ~80 feet away from the nearest property line abutting the adjoining residential district, where, under the current plan, it is ~65 feet at its closest point. There are no proposed changes to the screening for the adjacent single-family residential neighborhood, where it would be screened by an 8-foot high masonry wall with a 30-ft landscape buffer. The applicant also provides a service court/dock area fully screened from public view. The request does not change the Industrial base zoning district.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the subject property as Light Industrial. Light Industrial development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Refining or Manufacturing Facilities, Indoor Warehouse/Storage Facilities, and Industrial Business Parks are the intended land use for Light Industrial with Office and Commercial uses serving as supporting uses. Outdoor storage should be appropriately screened and discouraged from public view. Strategies to promote this future land use should include locating along arterial thoroughfares, in proximity to freeways, rail lines and/or areas with access to airports or other transportation outlets.

STAFF COMMENTS:

Staff believes the proposed PD amendment will meet the intent of the Mesquite Comprehensive Plan. The initial rezoning approval included a Comprehensive Plan amendment that changed the future land use designation of the property from Commercial to Light Industrial. The request

to change the two-building layout to a one-building layout on Lot 2 in the PD would continue to align with the Light Industrial future land use designation that was approved last year.

MESQUITE ZONING ORDINANCE

SEC. 4-201(A): PROPOSED USES

“An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance.”

STAFF COMMENTS:

The proposed PD amendment will continue to utilize the Industrial zoning district as its base zone to accommodate the light industrial development. Currently, the PD allows retail, wholesale trade, self-storage/mini-warehouse, office, warehousing, light industrial service, manufacturing, and assembly uses. The applicant proposes no changes to the uses; however, staff will suggest adding additional language to the PD to clarify that the permitted uses are those uses that are allowed by right in the Industrial zoning district.

SEC. 4-201(B) DEVELOPMENT REQUIREMENTS

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the city may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

STAFF COMMENTS:

As indicated previously in this report, the requested PD amendment will change the Development Standards (Exhibit B) as follows:

- Reduce allowable height from 75 feet to 50 feet on Lot 2, and
- Reduce the required parking for the industrial building from 1 parking space for every 1000 square feet of the building area to 1 parking space for every 1500 square feet of the building area.

The applicant proposes no other changes to the Development Standards. Staff will propose in its recommendation some changes in the Development Standard to remove redundant

language and other requirements that are covered in the Mesquite City Code, Mesquite Engineering Design Manual, and the adopted International Building and Fire Codes.

SEC. 4-201(C) CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

STAFF COMMENTS:

The proposed request includes a new Concept Plan for the industrial development on Lot 2 with no changes to the self-storage facility on Lot 1.

CONCLUSIONS

ANALYSIS

The proposed PD amendment will replace the two-building concept with a larger one-building layout on Lot 2. However, the proposed change will move the building further away from the adjacent residential district at its closest point and reduce the allowable building height from 75 feet to 50 feet. Outdoor storage will be limited to the truck court and trailer parking area, where masonry walls and existing vegetation will provide screening. It is staff's opinion that the proposed changes will not negatively impact the adjacent residential neighborhood.

RECOMMENDATIONS

Staff recommends approval of the zoning change to amend PD-Industrial (Ord.5057) by modifying the following Exhibits.

- **Modify Exhibit B – Development Standards**
 - Reduce allowable building height from 75 feet to 50 feet.
 - Reduce the required parking for the industrial building from 1 parking space for every 1000 square feet of the building area to 1 for every 1500 square feet.
 - Add language to the PD to clarify that the permitted uses are those uses that are allowed by right in the Industrial zoning district. (Suggested by Staff)
 - Remove references to regulations enforced by the Mesquite City Code, such as the Fire Code and Engineering Design requirements. (Suggested by Staff)
 - Remove the requirement for the liner building requirement for the self-storage building. (Suggested by Staff)
- **Modify Exhibit C - Concept Plan**
 - Replace a portion of the Concept Plan in the existing PD that showed the two-building layout on Lot 2 with a Concept Plan showing the proposed one-building layout.

- Remove sheets from the Concept Plan that show building elevations, monument sign, and construction details. (Staff suggested that building elevations be removed from the PD as they are not enforceable, and the monument sign shown was intended to be removed from the PD but was left in the ordinance.)

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of July 3, 2024, Staff has received one response opposing the request from the statutory notice area.

CODE CHECK

A returned public notice indicated dumping on the property from a homeless encampment. The planning staff informed the applicant of the situation and that the property owner would need to remove the debris and any other signs of dumping from the property.

ATTACHMENTS

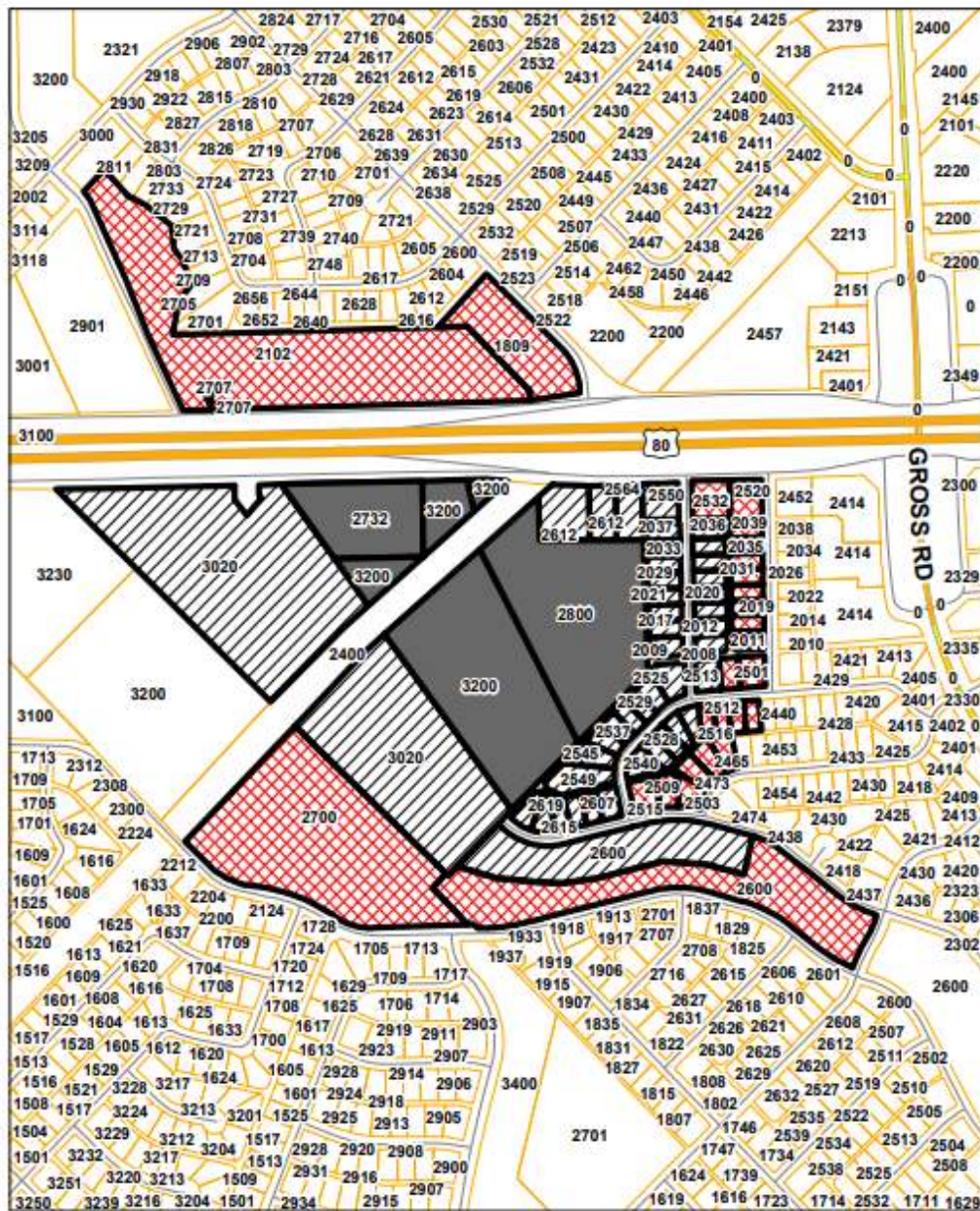
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Exhibit B – Planned Development Standards **(Existing)**
7. Exhibit C – Concept Plan **(Existing)**
8. Letter of Intent
9. Exhibit B – Planned Development Standards **(Proposed - Changes in Red)**
10. Exhibit C – Concept Plan for Lot 2 **(Proposed)**
11. Returned Notices

This aerial map shows a residential area with a large parcel outlined in green. The green-outlined parcel is situated south of Highway 80 and east of a large parking lot. It contains several smaller lots, some of which are numbered. Surrounding the green-outlined parcel are numerous other residential lots, many of which are also numbered. The map includes labels for several streets: Highway 80, North Parkway Blvd, South Parkway Blvd, and a street labeled '2120'. The green-outlined parcel is located between the parking lot and the residential lots to the east.

N



Notification Map



Applicant: Rob Pennington,
Kimley-Horn

Location: 2732, 2800 and 3200 E US Hwy 80

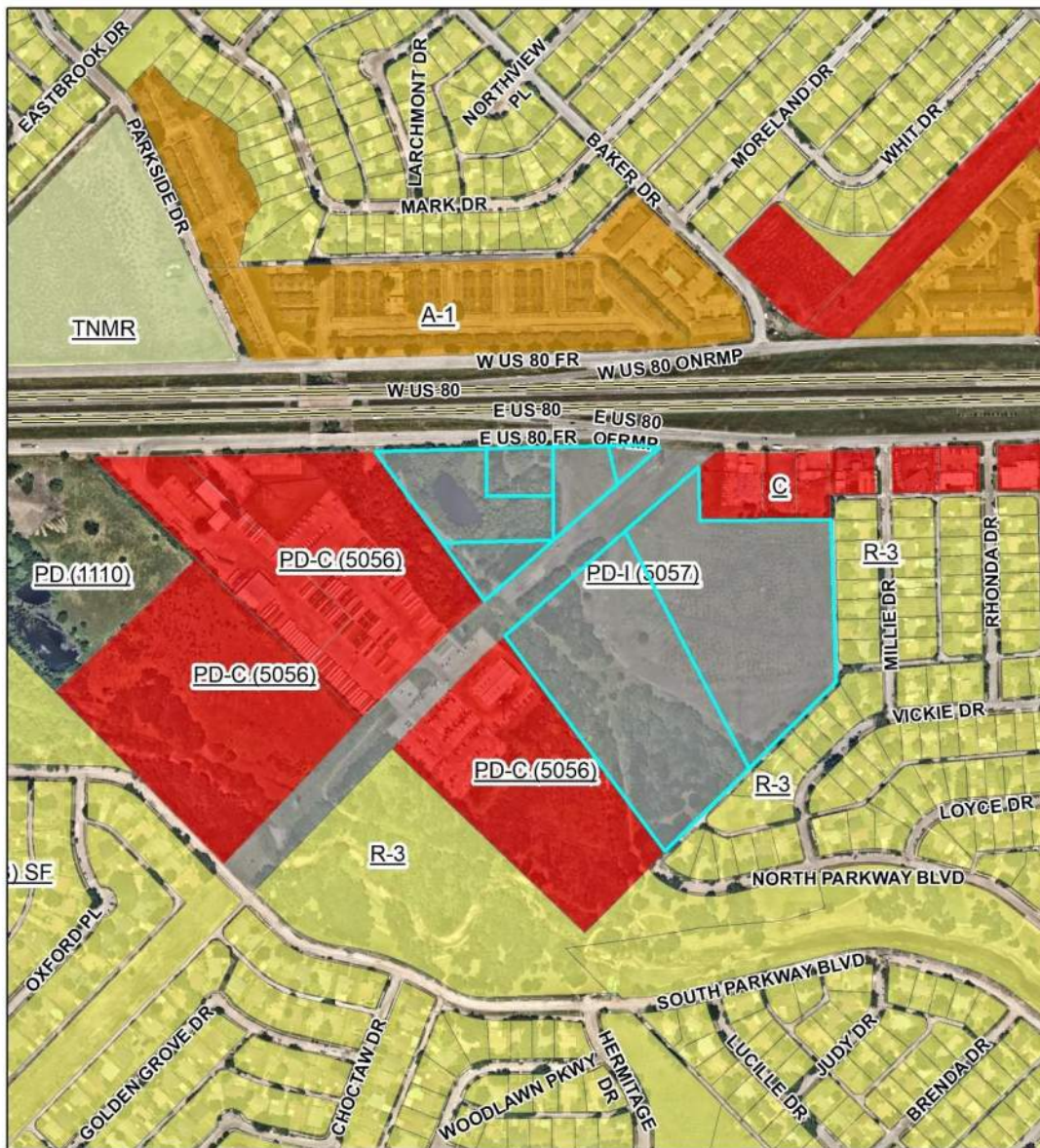
Legend

-  Notified Properties
-  Subject Property
-  Courtesy Properties



ATTACHMENT 3 – ZONING MAP

Zoning Map

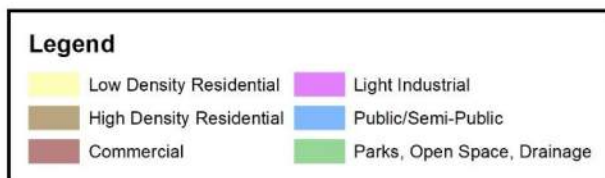
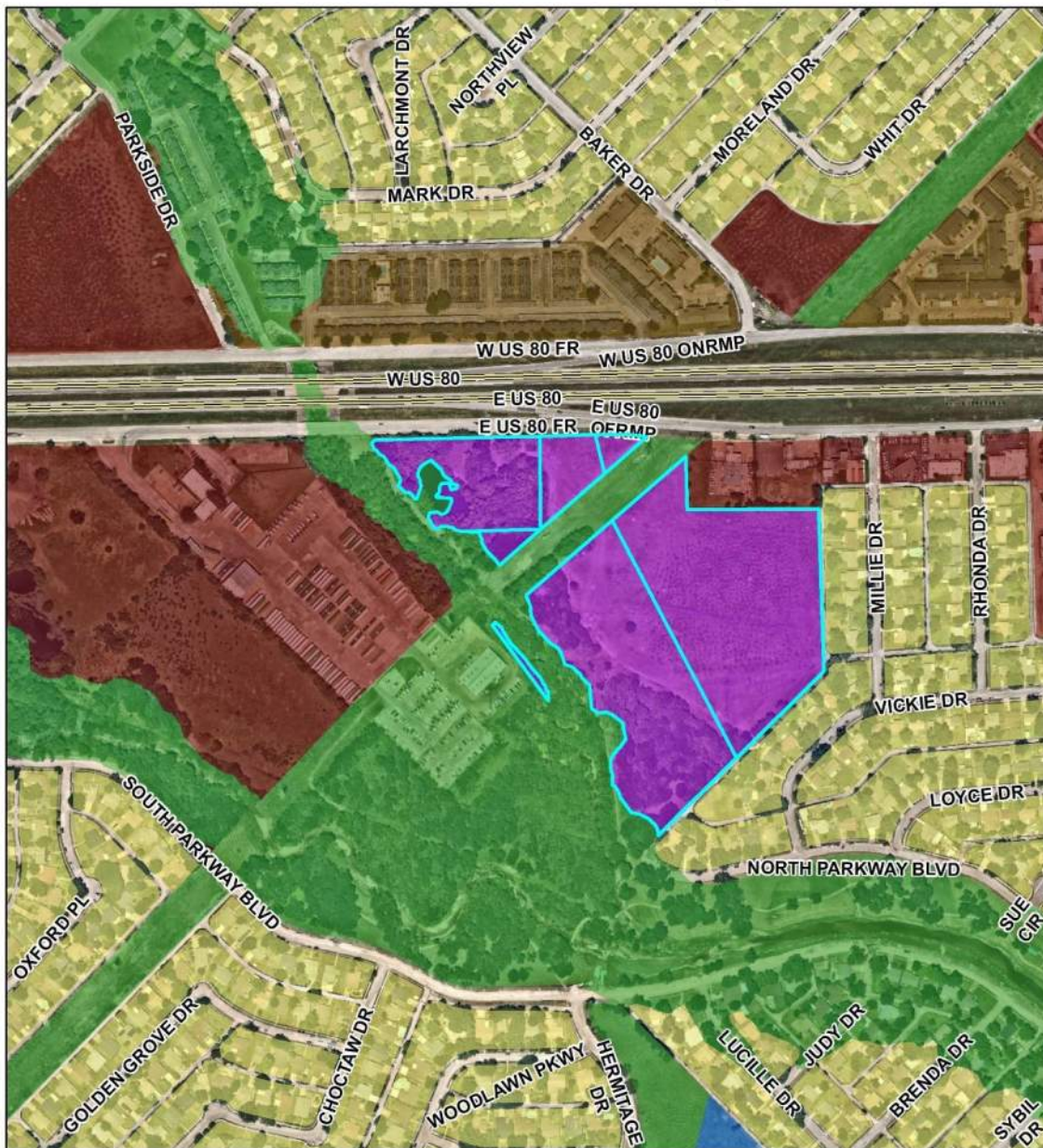


Legend

	Area of Request		MULTIFAMILY RESIDENTIAL
	COMMERCIAL		SINGLE FAMILY RESIDENTIAL
	INDUSTRIAL		TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL



Future Land Use Map



ATTACHMENT 5 – SITE PICTURES



Front view of the subject Property

PLANNED DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Mesquite, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 21.12 acres of land ("Property"), located within the city limits of Mesquite, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purposes of this Plan is to ensure a PD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **PD (Planned Development)** zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the "Property", except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe the uses in this document shall tie to those found in the Code.

Development Lot "1"

- 1) Office / Miniwarehousing
- 2) Retail

Development Lot "2"

- 1) Office/Warehouse
- 2) Light Industrial Service, Manufacturing, and Assembly
- 3) Warehouse and Freight Movement
- 4) Wholesale Trade

6. GENERAL PLAN

6.1. This Development Plan amends the Mesquite Comprehensive Plan 2019 for the land use on the Property.

7. DEVELOPMENT LOT "1"

7.1. Building Setback. The setbacks on the Property shall be as follows:

- 1) Front/Street Setback 25 feet minimum
- 2) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater
- 3) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater

7.2. Building Height. 75 feet maximum**7.3. Parking Regulations**

- 1) Parking requirements to adhere to Appendix C 3-400 in the code

8. DEVELOPMENT LOT "2"**8.1. Building Setback.** The setbacks on the Property shall be as follows:

- 4) Front/Street Setback 25 feet minimum
- 5) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.
- 6) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.

8.2. Parking Regulations

- 1) Parking requirements to adhere to Appendix C 3-400 in the code

8.3. Building Height. 75 feet maximum**8.4. Screening of the Service courts or dock areas.**

- 1) Dock doors cannot face public ROW / named street without screen wall.
- 2) All Screen walls should match the material of the main building.
- 3) All screening walls wing walls should be length of the trailer proposed at the dock door. Min height 10' feet from finish floor and not exceed 16' height.
- 4) Trailer Parking screen from Public Row (only in service court).
- 5) All loading docks visible from public view shall be screened by means of the following screening and landscaping elements:
 - a) A decorative masonry concrete tilt-up panel having a minimum height of 14' feet from the finish floor. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.

8.5. Outside storage / Dumpster screening Ref. Exhibit "B"

- 1) Dumpster and trash receptacles. All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of both the following landscape elements:
 - b) A decorative masonry concrete tilt-up panel having a minimum height of six (6) feet on three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.

- 2) All outside storage must be screen public Row and back 2/3rd of the property.
- 3) Screening wall should 1' foot above the product. Screening wall facing public ROW must match the main building materials.
- 4) Dumpster's screening should match the main building min height of 8' from grade.
- 5) All dumpsters are gated with only 30% openings.
- 6) Dumpsters not allowed to face the front yard and must place not visible to public or private drives.

9. FAÇADE COMPOSITION

9.1. Facades for the buildings construction on the property shall be designed and constructed subject to the following architectural concepts.

- 1) ALL building facades should be designed with an architectural rhythm, which may be expressed by changing materials, or color, or by using design elements such as fenestration, columns or pilasters, glazing, or by varying articulation of portions of the façade.
- 2) Feature architectural entries shall be applied to corners and at intermediate locations on all primary building facades.

10. LANDSCAPE REQUIRMENTS

10.1. All general landscaping requirements to adhere to Appendix C 1A-200. As well as 1A-202 for all lots permitted as nonresidential uses.

11. SCREENING STNADARDS

11.1. Screening shall be provided to adhere to Appendix C 1A-301 where screening is to provide partial visual protection and to serve as a barrier between uses.

12. TREE PROTECTION AND PRESERVATION

12.1. For the purpose of applying Appendix C Part 1A-400 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the property and shall provide updated information as necessary to the City as development occurs on the Property,

13. MODIFICATIONS REQUESTED

- 13.1. Driveway locations shall be approved by TxDOT. Locations shown have been verbally approved by TxDOT. Final locations shall be approved during the permit process.
- 13.2. Driveway widths shown shall be approved by the City of Mesquite. 30 ft. minimum and 40 ft. maximum.
- 13.3. Driveway Spacing Distance $\frac{1}{2}$ diagonal distance of site = 500', provided 350'
- 13.4. Additional requirements requested by fire marshal below:
 - 1) West entry to be one-way drive
 - 2) Providing 60' & 40' drive / fire lane
 - 3) All Fire Lanes to have a 30 ft. minimum width with 20 ft. minimum interior radii.
 - 4) 200' minimum separation between buildings "A&B" on Lot 2.
- 13.5. 35 ft. tall Monument sign allowance.

14. CHANGES TO DEVELOPMENT PLAN

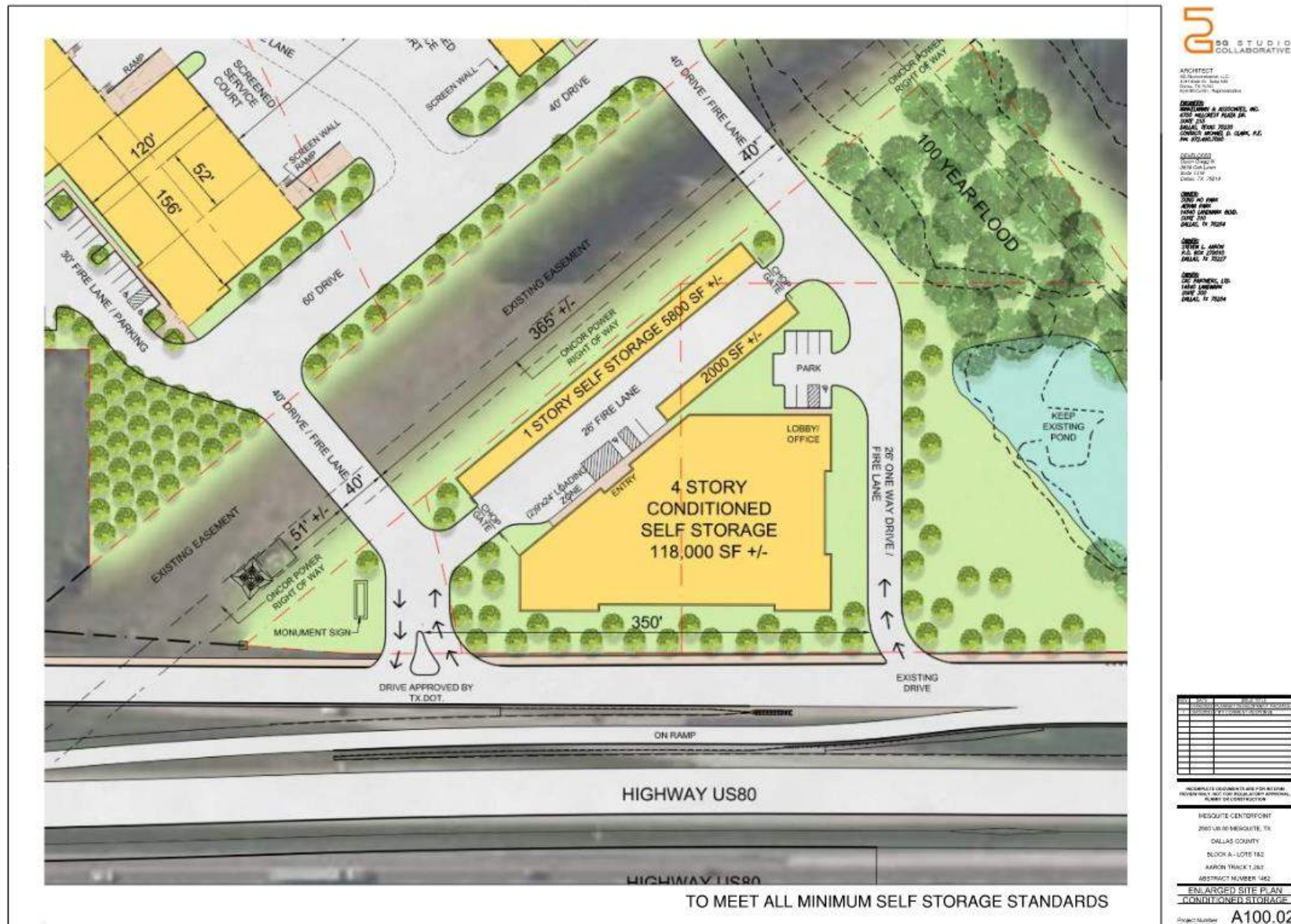
- 14.1.** Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.
- 14.2. Major Changes** All changes not permitted under Section 14.1 above shall be resubmitted following the same procedure required by the original PD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Dumpster Screening









ARCHITECT
62 Mulford Avenue, LLC
124 Elder Ave., Suite 100
Greene, TN 38043
904-850-0476 • www.62mulford.com

BRUNNEN
HUNDELMANN & ASSOCIATES, INC.
4700 MELROSE PLACE SW.
JUNY 215
DALLAS, TEXAS 75220
CONTACT: MORRIS D. CLARK, P.E.
PH 817.460.7000

DEAN COBB
Dean Gregg W
3836 Oak Lynet
Suite 1450
Dallas, TX 75218

CHEN
2000 NO PARK
ADVIS PARK
PARK LANDMARK BLDG
CHEN 200
DALLAS, TX 75204

JOHN L. ARON
P.O. BOX 27040
DALLAS, TX 75227

ORDER
C/O FARMER, 14
141st STREET
JUNE 1955
DALLAS, TX 75204

[illegible]

INCOMPLETE DOCUMENTS ARE FOR INTERIM
REVIEW ONLY AND FOR REGULATORY APPROVAL.
PLANS IN CONSTRUCTION

MESQUITE CENTERPOINT

2000 LARSEN & ASSOCIATES, INC.

DALLAS COUNTY

BLOCK A - LOTS 182

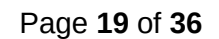
BAYON TRACK 1.263

ABSTRACT NUMBER 1462

ENLARGED DRIVE

ACCESS PLAN

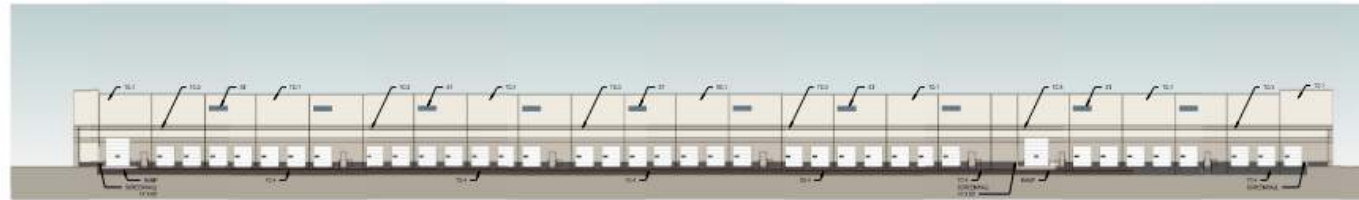
A100



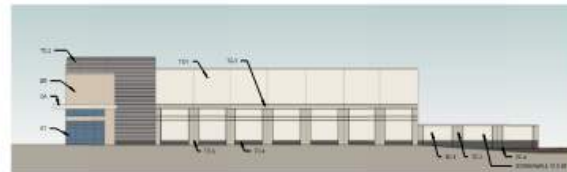
ATTACHMENT 7 – EXISTING CONCEPT PLAN



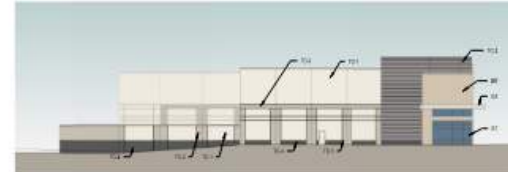
5 PROPOSED WEST ELEVATION



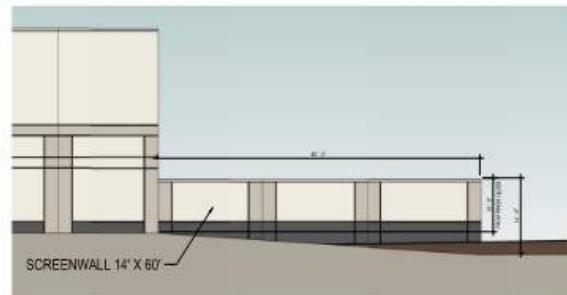
8 PROPOSED EAST ELEVATION



6 PROPOSED SOUTH ELEVATION



7 PROPOSED NORTH ELEVATION



1 ENLARGED SCREENWALL ELEVATION

FACADE MATERIAL LEGEND	
TC-1	TEXTURED CONCRETE
TC-2	TEXTURED CONCRETE
TC-3	TEXTURED CONCRETE
TC-4	TEXTURED CONCRETE
BR	BRICK VENEER
ST	STORE FRONT
CA	PREFINISHED METAL CANOPY



ARCHITECT
SS Studio Collaborative, LLC
1417 West 10th Street, Suite 100
Dallas, TX 75201
Phone: (214) 742-1111
www.ssstudio.com

OWNER
ARIZONA & ASSOCIATES, INC.
4100 MIDWEST PLAZA, 2ND FLOOR
DALLAS, TX 75201
CONTACT: ARTHUR A. OLIVER, P.E.
PH: 214-742-1111

DESIGNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

OWNER
10000 LBJ Fwy, Suite 100
2810 Oak Lawn
Dallas, TX 75219
Phone: (214) 742-1111

ATTACHMENT 7 – EXISTING CONCEPT PLAN



ATTACHMENT 7 – EXISTING CONCEPT PLAN



SOUTHEAST ENTRY BUILDING "A"



ARCHITECT
 AG Macquariebank, U.E.
 121 Bridge St., Suite 100
 Sydney, NSW 2000
 Tel: 02 9241 1111 Fax: 02 9241 1112

BRUNNEN
BRUNNEN & ASSOCIATES, INC.
4000 ALLEGANY PLAZA SW
JUNY 210
SALLAS, 2000 7000
CONTACT MORRIS D. CLARK, P.E.
PH 202.682.7000

00000000
 00000000
 00000000
 00000000
 00000000

CHERRY
3300 W. PARK
APRIL PARK
1400 LANDMARK BLVD.
SUITE 300
DALLAS, TX 75204

DAVID L. ARON
P.O. BOX 27040
GALLAT, AZ 85307

©1999
CSC FARMERS, LTD.
Toll-free 1-800-
555-3333
PALLAS, TX 75074

DATE	NAME	STATE
1/1/19	JOHN DOE	CA
1/2/19	JANE SMITH	TX
1/3/19	JOHN DOE	CA
1/4/19	JANE SMITH	TX
1/5/19	JOHN DOE	CA
1/6/19	JANE SMITH	TX
1/7/19	JOHN DOE	CA
1/8/19	JANE SMITH	TX
1/9/19	JOHN DOE	CA
1/10/19	JANE SMITH	TX
1/11/19	JOHN DOE	CA
1/12/19	JANE SMITH	TX
1/13/19	JOHN DOE	CA
1/14/19	JANE SMITH	TX
1/15/19	JOHN DOE	CA
1/16/19	JANE SMITH	TX
1/17/19	JOHN DOE	CA
1/18/19	JANE SMITH	TX
1/19/19	JOHN DOE	CA
1/20/19	JANE SMITH	TX
1/21/19	JOHN DOE	CA
1/22/19	JANE SMITH	TX
1/23/19	JOHN DOE	CA
1/24/19	JANE SMITH	TX
1/25/19	JOHN DOE	CA
1/26/19	JANE SMITH	TX
1/27/19	JOHN DOE	CA
1/28/19	JANE SMITH	TX
1/29/19	JOHN DOE	CA
1/30/19	JANE SMITH	TX
1/31/19	JOHN DOE	CA

INCOMPLETE DOCUMENTS ARE FOR INTERNAL
REVIEW ONLY. NOT FOR BIDDING, AGENCY APPROVAL,
PLUMB OR CONSTRUCTION.

MESQUITE CENTERPOINT
2000 LO 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 162
AARON TRACK 1.263
ABSTRACT NUMBER 1462

ABSTRACT NUMBER 1462
PROPOSED RENDERING
BUILDING "A"

Project Monitor **A300.00**

ATTACHMENT 7 – EXISTING CONCEPT PLAN



NORTHEAST ENTRY BUILDING "A"



ARCHITECT
AS Development, LLC
1411 Loop 140, Suite 100
Dallas, TX 75244
972-440-0000

ENGINEER
BRIDGEMAN & ASSOCIATES, INC.
6702 WILLOW PARK DR.
DALLAS, TEXAS 75230
CONDUCT ARCHITECT & CLARK, P.C.
PH: 972-440-0000

DESIGN CONSULTANT
DORR & ASSOCIATES, INC.
3820 Glenview
Dallas, TX 75219

DESIGNER
LORD & PARK
NEWARK, NJ
LORD & PARK
DALLAS, TX 75204

DESIGNER
STEVEN L. ARON
P.O. BOX 20000
DALLAS, TX 75227

DESIGNER
D.R. PARKER, LLC
1400 LAMAR
DALLAS, TX 75202

DATE	REVISION
11/11/2014	1.0
11/11/2014	1.1
11/11/2014	1.2
11/11/2014	1.3
11/11/2014	1.4
11/11/2014	1.5
11/11/2014	1.6
11/11/2014	1.7
11/11/2014	1.8
11/11/2014	1.9
11/11/2014	2.0

THIS DOCUMENT IS THE PROPERTY OF SS DEVELOPMENT, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO OTHER REUSE OR REPRODUCTION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF SS DEVELOPMENT, LLC.

MESQUITE CENTERPOINT
2000 US 90 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 182
APPROX TRACT 1.087
ABSTRACT NUMBER 1462

PROPOSED REZONING
BUILDING "A"

Project Number: A300.01
Date: 11/11/2014

ATTACHMENT 7 – EXISTING CONCEPT PLAN



CONDITIONED STORAGE



ARCHITECT
10000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

DESIGNER
HILLMAN & ASSOCIATES, INC.
4000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

OWNER
10000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

OWNER
10000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

OWNER
10000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

OWNER
10000 W. 14TH ST. SUITE 100
DALLAS, TX 75244
PHONE: 214.400.1000

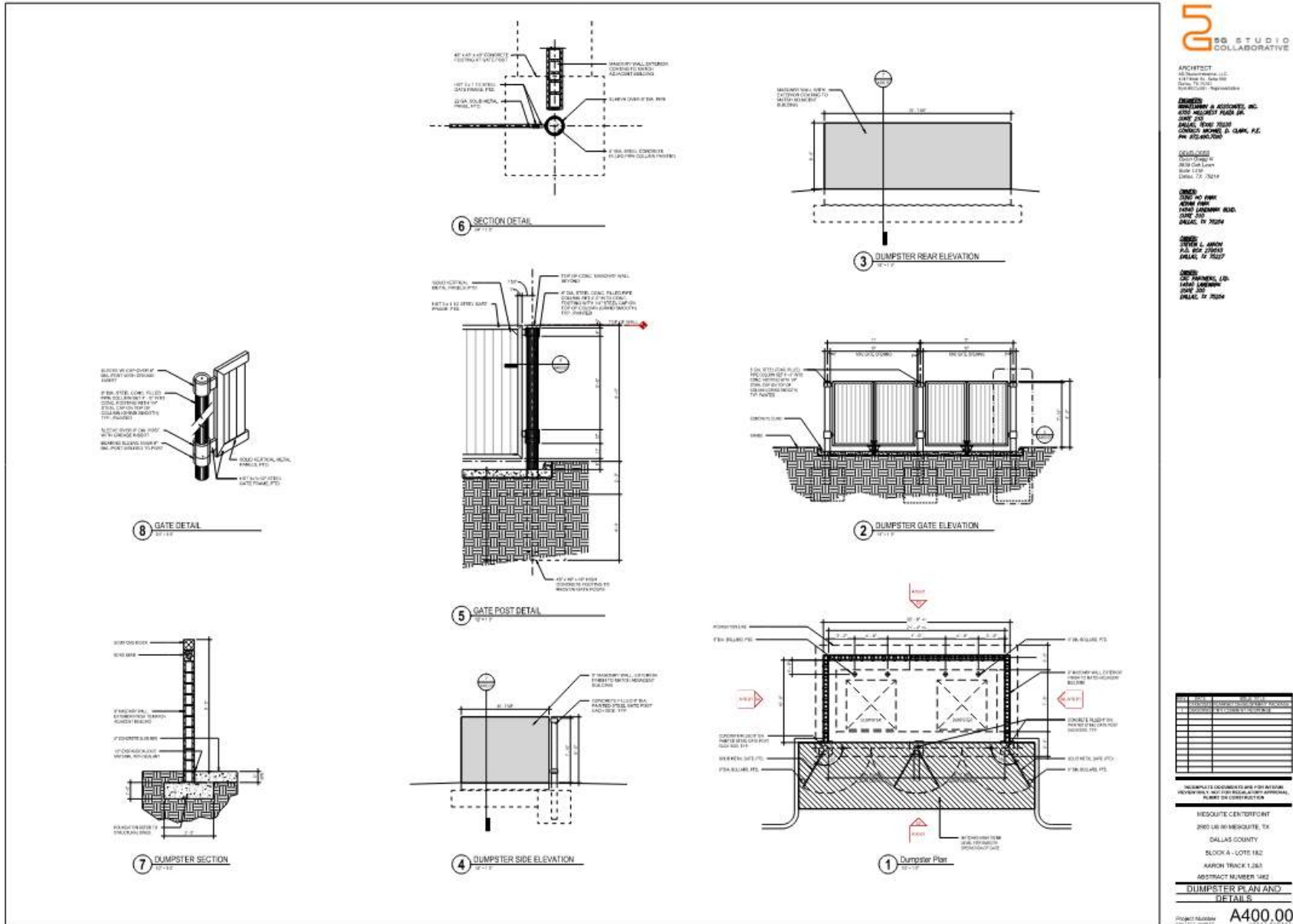
NO.	REMARKS
1	REVISIONS TO EXISTING CONCEPT PLAN
2	REVISIONS TO EXISTING CONCEPT PLAN
3	REVISIONS TO EXISTING CONCEPT PLAN
4	REVISIONS TO EXISTING CONCEPT PLAN
5	REVISIONS TO EXISTING CONCEPT PLAN
6	REVISIONS TO EXISTING CONCEPT PLAN
7	REVISIONS TO EXISTING CONCEPT PLAN
8	REVISIONS TO EXISTING CONCEPT PLAN
9	REVISIONS TO EXISTING CONCEPT PLAN
10	REVISIONS TO EXISTING CONCEPT PLAN

REVISIONS TO EXISTING CONCEPT PLAN
REVISIONS TO EXISTING CONCEPT PLAN
REVISIONS TO EXISTING CONCEPT PLAN
REVISIONS TO EXISTING CONCEPT PLAN

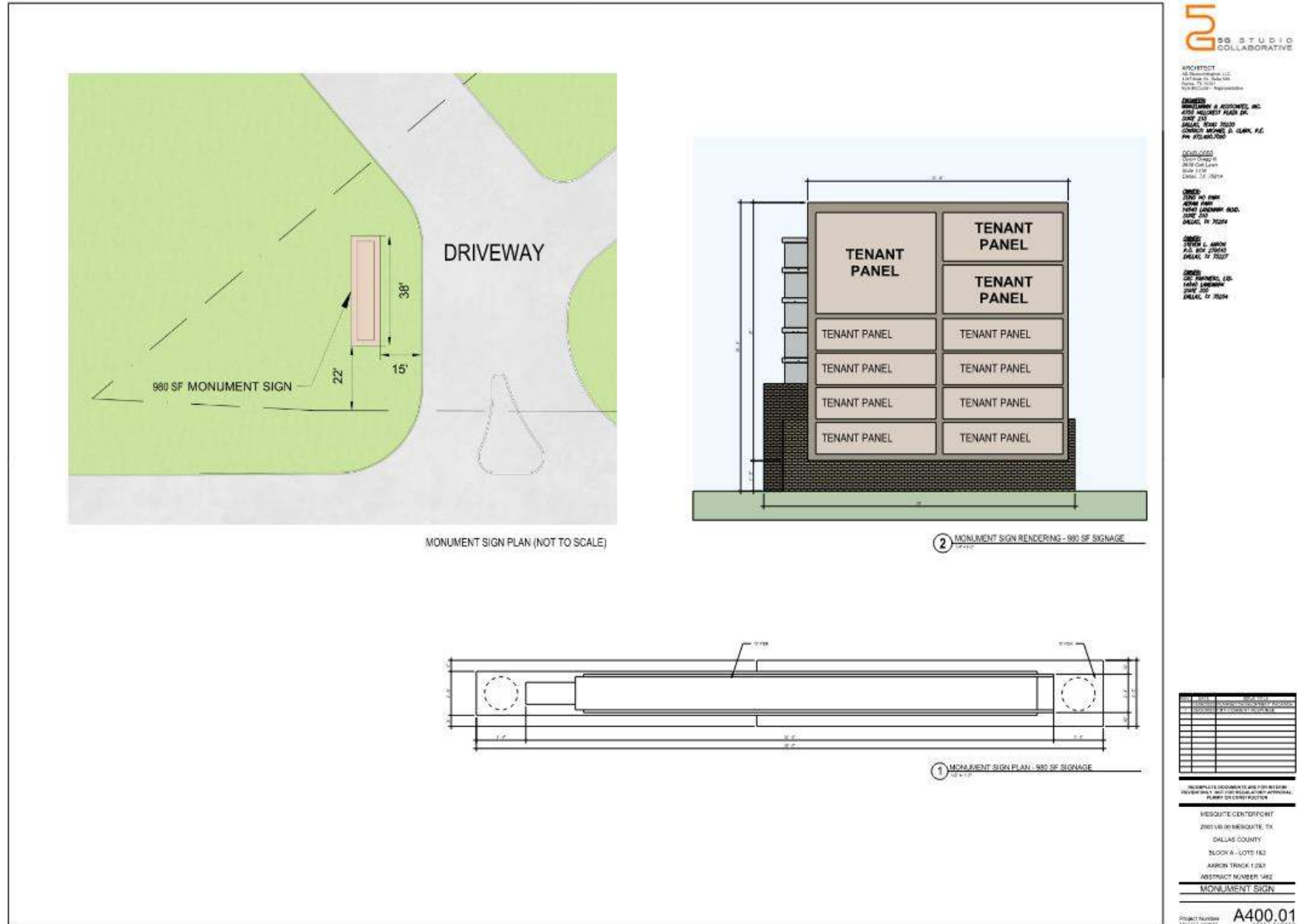
HESQUITE CENTERPOINT
2800 US 80 W. SUITE 100
DALLAS COUNTY
BLOCK A - LOTS 182
APRON TRACK 1.081
ABSTRACT NUMBER 1862

PROPOSED REZONING
CONDITIONED STORAGE

DISTRICT NUMBER
A300.02



ATTACHMENT 7 – EXISTING CONCEPT PLAN



ATTACHMENT 7 – EXISTING CONCEPT PLAN

A large, multi-story house with a stone retaining wall in the foreground. The wall is made of stacked, light-colored stone blocks. The house has a dark roof and several windows. The sky is blue.

The logo for Superior Concrete Products, featuring a stylized yellow and orange geometric design that resembles a stack of concrete blocks or a modern architectural element.

SUPERIOR

CONCRETE PRODUCTS

Concrete Never Looked So Good

A circular logo celebrating 35 years of innovation. It features the number '35' in the center, with 'SUPERIOR CONCRETE PRODUCTS' around the top and 'YEARS OF INNOVATION' around the bottom. The year '1984' is at the very bottom.

**America's design/build leader in
concrete fencing, sound barriers and
retaining walls.**

Cost effective • Design engineering • Fast, turnkey installation

ARCHITECT
JG Measurement, LLC
11414e Ave. Suite 500
Dallas, TX 75241
Kyril Kucuk - Representative

DEAN JONES
Dean Gregg W
3806 Oak Lane
Suite 1450
Dallas, TX 75219

JAMES L. ARROW
 P.O. BOX 270640
 PHOENIX, AZ 85067

INCOMPLETE DOCUMENTS ARE FOR OFFICIAL
REVIEW ONLY. NOT FOR REGULATORY ACTION.
PERMIT OR CONSTRUCTION

Project Number **A400.02**



April 1st, 2024

Planning & Zoning Department
1515 N. Galloway Ave.
Mesquite, TX 75149

RE: Letter of Intent – PD No. 5057 Amendment

To whom it may concern,

The purpose of this submittal package is to amend Ordinance No. 5057. Our intent is to revise the following items:

1. Revise the concept plan for the southern property. The original concept plan shows a two-building layout – We are proposing a one-building layout. No revisions are proposed to the concept plan for the northern property along US-80 frontage.
2. Revise the parking requirement for "Warehouse" use from 1 space per 1000 SF to 1 space per 1500 SF.

We understand one of the city's primary concerns is that this development is "buffered" from the nearby residential development. We are proposing a buffer of 80 ft from the building to the residential properties (increased from 55ft in the original concept plan). Per city code, we intend to provide screening along the southern property line by a 6' tall wrought iron fence and landscape hedge.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Gallagher".

Dan Gallagher, P.E.
972-776-1780

The applicant's proposed changes are shown in red text.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS – File No. Z0723-0311

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Mesquite, Texas, as amended and including the Mesquite Zoning Ordinance ("MZO"), hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 21.12 acres of land ("Property"), located within the city limits of Mesquite, Texas, and more particularly described in Exhibit "A".

3. PURPOSE

The purposes of this Plan is to ensure a PD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the Mesquite Comprehensive Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the PD (Planned Development) zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the "Property", except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

The following uses are permitted on the identified Lots with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe the uses in this document shall tie to those found in the Code.

Development Lot "1" (see Ex. "C", Concept Plan)

- 1) Office / Miniwarehousing
- 2) Retail

Development Lot "2" (see Ex. "C", Concept Plan)

- 1) Office/Warehouse
- 2) Light Industrial Service, Manufacturing, and Assembly

3) Warehouse and Freight Movement

4) Wholesale Trade

6. COMPREHENSIVE PLAN

6.1. This Development Plan amends the Mesquite Comprehensive Plan 2019 for the land use on the Property.

7. DEVELOPMENT LOT “1” (see Ex. “C”, Concept Plan)

7.1. **Building Setback.** The setbacks on the Property shall be as follows:

- 1) Front/Street Setback 25 feet minimum
- 2) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater
- 3) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater

7.2. **Building Height.** 50 feet maximum

7.3. Parking Regulations

- 1) Parking requirements to adhere to Appendix C 3-400 in the code

8. DEVELOPMENT LOT “2” (see Ex. “C”, Concept Plan)

8.1. **Building Setback.** The setbacks on the Property shall be as follows:

- 4) Front/Street Setback 25 feet minimum
- 5) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.
- 6) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.

8.2. Parking Regulations

- 1) Parking requirements to adhere to Appendix C 3-400 in the code. **Exception: Warehouse use - 1 space for each 300 square feet of office/display area plus 1 space for each 1,500 square feet of storage/plant area.**

8.3. **Building Height.** 75 feet maximum

8.4. Screening of the Service courts or dock areas.

- 1) Dock doors cannot face public ROW / named street without screen wall.
- 2) All Screen walls should match the material of the main building.
- 3) All screening walls wing walls should be length of the trailer proposed at the dock door. Min height 10' feet from finish floor and not exceed 16' height.
- 4) Trailer Parking screen from public ROW (only in service court).
- 5) All loading docks visible from public view shall be screened by means of the following screening and landscaping elements:
 - a) A decorative masonry concrete tilt-up panel having a minimum height of 14' feet from the finish floor. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on

Page 2

the principal building located on the same lot.

8.5. Outside storage / Dumpster screening Ref. Exhibit "C"

- 1) Dumpster and trash receptacles. All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of both the following landscape elements:
 - a) A decorative masonry concrete tilt-up panel having a minimum height of six (8) feet on three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.
- 2) All outside storage must be screened from the public ROW and back 2/3rd of the Property. 3) Screening wall should 1' foot above the product. Screening wall facing public ROW must match the main building materials.
- 4) Dumpster's screening should match the main building min height of 8' from grade.
- 5) All dumpsters are gated with only 30% openings.
- 6) Dumpsters not allowed to face the front yard and must place not visible to public or private drives.

9. LANDSCAPE REQUIRMENTS

- 9.1. All general landscaping requirements to adhere to, MZO Section 1A-200, as well as 1A-202 for all lots permitted as nonresidential uses.
- 9.2. The landscape buffers and tree lines shall be installed as shown in Exhibit C - Concept Plan. Additionally, the trees installed along the frontage shall match the species and spacing that will be installed along the south property lines.

10. SCREENING STANDARDS

- 10.1. Screening shall be provided to adhere to MZO Section 1A-301 where screening is to provide partial visual protection and to serve as a barrier between uses.
- 10.2. The screening wall shall be installed along the rear property line as shown in Exhibit C - Concept Plan and shall be extended along the south of the property line to the floodplain.

11. TREE PROTECTION AND PRESERVATION

- 11.1. For the purpose of applying MZO Section 1A-400 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the Property and shall provide updated information as necessary to the City as development occurs on the Property,

12. MODIFICATIONS REQUESTED

- 12.1. Driveway locations shall be approved by TxDOT. Locations shown have been verbally approved by TxDOT. Final locations shall be approved during the permit process.

Page 3

- 12.2. Driveway widths shown shall be approved by the City of Mesquite. 30 ft. minimum and 40 ft. maximum.
- 12.3. Driveway Spacing Distance $\frac{1}{2}$ diagonal distance of site = 500', provided 350'
- 12.4. Additional requirements required by fire marshal below:
- 1) West entry to be one-way drive
 - 2) Providing 60' & 40' drive / fire lane
 - 3) All Fire Lanes to have a 30 ft. minimum width with 20 ft. minimum interior radii.
 - 4) 200' minimum separation between buildings "A&B" on Lot 2 (see Ex. "C", Concept Plan).

13. CHANGES TO DEVELOPMENT PLAN

- 13.1. Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Community Development.
- 13.2. **Major Changes** All changes not permitted under Section 14.1 above shall be resubmitted following the same procedure required by the original PD application.

LIST OF EXHIBITS INCORPORATED BY REFERENCE

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Development Standards
Exhibit "C"	Concept Plan

ATTACHMENT 10 – PROPOSED CONCEPT PLAN LOT 2





CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED

JUL 03 2024

PLANNING AND ZONING

LOCATION: 2732, 2800 and 3200 E US Hwy 80
(See attached map for reference)
FILE NUMBER: Z0424-0356
APPLICANT: Rob Pennington, Kimley-Horn
REQUEST: Amend PD-I, Planned Development – Industrial (Ord.5057)

A public hearing will be held to consider a zoning change to amend Ordinance 5057, with modifications to the concept plan and development standards of the existing PD – I, Planned Development Industrial zoning district. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

Being 21.115 +/- acres in the Daniel Tanner, Abstract No. 1462, Page 630

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, July 8, 2024, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, August 5, 2024, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6344 or jcervantes@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on July 4th to be included in the Planning and Zoning Commission packet and by July 12th be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0424-0356

I am in favor of this request

I am opposed to this request

Name (required):

Address of

Noticed Property:

Owner Signature:

David Shappard

2623 North Parkway

Do Shm

Date: 7-3-24

Reasons (optional):

I opposed this from the beginning & oppose any changes although the specifics are not provided. The property has been neglected by the owners. Since they brought it and they have never mowed the weeds, homeless people have been (and still do) living on the property trashing it out and stealing from surrounding homes & cars.

Please respond by returning to: PLANNING DIVISION
John Cervantes
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137



