



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0224-0349
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 11, 2024
City Council: Monday, April 1, 2024

GENERAL INFORMATION

Applicant: IH 20 IP, LLC
Requested Action: Amend the Mesquite Comprehensive Plan's future land use designation and a zoning change to amend Planned Development (PD) - General Retail, Ordinance No. 4969, to allow multifamily as a permitted use within the PD.
Location: 4300 Lawson Road (Generally located southeast of Lawson Road and north of IH-20).

PLANNING AND ZONING ACTION

Decision: On March 11, 2024, the Planning and Zoning Commission voted 5-1 (Commissioner Fulton dissenting) to amend the Mesquite Comprehensive Plan's future land use designation and a zoning change to amend Planned Development (PD) - General Retail, Ordinance No. 4969, to allow multifamily as a permitted use within the PD. Video of the Commission meeting is available online (item 5).

SITE BACKGROUND

Platting: Platting will be required
Size: 35 +/- acres
Current Zoning: Planned Development - General Retail Ordinance No. 4969
Future Land Use: Light Industrial
Zoning History: 1984: Annexed and zoned Agricultural
1986: Rezoned to PD - Multifamily and Light Commercial
2002: Rezoned to PD - Industrial
2022: Rexoned to PD - General Retail

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: DIRECTION (NORTH, EAST, SOUTH, WEST) and ZONING/EXISTING LAND USE.

CASE SUMMARY

The City entered into a [Master Development Agreement and Chapter 380 Agreement](#) with IH 20 IP, LLC (applicant/developer) to develop approximately 135 acres of City-owned land along Lawson Road north of IH-20. One hundred acres of City-owned land are located northwest of Lawson Road, while the remaining 35 acres are located southeast of Lawson Road. The developer proposes to develop 100 acres of the City-owned land combined with the 114 +/- acres they control located north of Lawson Road for an industrial business park. The developer proposes a retail development for the remaining 35 acres of the City-owned land located southeast of Lawson Road. City Council approved zoning for the proposed industrial park with [Ordinance No. 4968](#) and the retail development with [Ordinance No. 4969](#) in 2022.

The applicant requests a zoning change to amend the Planned Development – General Retail Ordinance No. 4969 to allow multifamily as a permitted use within the retail development. However, the applicant will not be the developer of the multifamily project. As the applicant is not the developer, the project's specifics have not been defined, such as the breakdown of the efficiency, one-bedroom, two-bedroom, or three-bedroom units. The proposed PD amendment does not include any modifications to multifamily standards from the Mesquite Zoning Ordinance (MZO) Section 2-501. The PD would add a third concept plan (Attachment 9) to the PD, showing where multifamily could be developed with an area of 19.8 acres. The multifamily development will be located between the retail uses to the southwest and the floodplain to the northeast. The existing PD includes two concept plans, as shown in Attachments 7 and 8. If the PD amendment is approved, then the 35-acre property could be developed under any of the three concept plans. Additionally, the PD allows adjustments to the location, number, and size of buildings shown on the concept plan, provided they meet all other PD and City Code requirements.

In 2019, City Council passed Ordinance No. 4676, which provides supplementary development standards for all multifamily residential developments exceeding 25 dwelling units. The supplementary development standards in Section 2-501 of the Mesquite Zoning Ordinance state the minimum requirements for items such as setbacks, density, screening, security, amenities, landscaping, and parking. The proposed PD amendment will follow all the multifamily requirements in Section 2-501. Should a future developer want modifications from the multifamily standards, then they would need to request a PD amendment.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the future land use of the subject properties as Light Industrial. The Light Industrial land use designation represents a broad range of goods and services for a community or region. The Light Industrial designation includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Uses may include refining or manufacturing facilities (with no outdoor activity), indoor warehousing or storage facilities, and industrial business parks.

STAFF COMMENTS:

The initial approval of the existing PD did not include an amendment to the Future Land Use Map, even though a retail development did not necessarily align with the Light Industrial Future Land Use designation. Staff believed the proposed development, consisting of retail, restaurant, and personal service uses, would not be as intense as a light industrial development and would have less impact on the surrounding properties.

Given that multifamily land use is being proposed, it is staff's opinion that the City should amend the Future Land Use designation from Light Industrial to Commercial and High Density Residential. The Commercial future land use designation would align with the already proposed retail development, while the High-Density Residential designation would align with the possible multifamily development. While High-Density Residential typically should not be located along the service road, this location is appropriate as it would provide a buffer between the retail development near the intersection of IH-20 and Lawson Road and the existing low-density residential homes to the northeast.

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 utilize the A-3 Multifamily zoning district as its base zone to accommodate multifamily development at average to higher densities. There are no other proposed changes to the permitted uses in the PD.

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:

Attachment 6 (Exhibit B) provides development standards for the PD that were adopted with Ordinance No. 4969. The proposed changes are highlighted with the strikethroughs noting what is being removed and underlined text noting what is being added. The proposed amendment

will allow multifamily uses on two lots identified on the new concept plan (Attachment 9: Exhibit E) that will be attached to the PD. At this time, there are no other proposed modifications to the development standards in the PD or modifications to the multifamily development standards in Section 2-501 of the MZO.

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:

Attachment 9 (Exhibit E) is a new concept plan showing the general location of the multifamily development that will be added to the PD. The new concept plan only shows the location of a possible multifamily development. It does not provide any details on the multifamily development. If approved, a multifamily development will be allowed without further consideration by City Council or Planning and Zoning Commission provided it meets all the requirements of Section 2-501 of the MZO and is located as shown on Exhibit E.

CONCLUSIONS

ANALYSIS

As indicated in this report, the proposed PD amendment will allow multifamily to be permitted in the PD, with the proposed location shown on the added concept plan (Exhibit E). All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance that apply to the General Retail and Multifamily A-3 zoning districts. Although it was not envisioned in the original PD, adding multifamily to the development is an appropriate use. The guidelines for high-density residential from the Mesquite Comprehensive Plan identify it as an appropriate buffer between retail developments and low-density single-family homes.

RECOMMENDATIONS

Staff recommends approval of the zoning change to amend PD – General Retail Ordinance No #4969 by modifying Exhibit B (Amended Development Standards) and adding Exhibit E (Concept Plan 3).

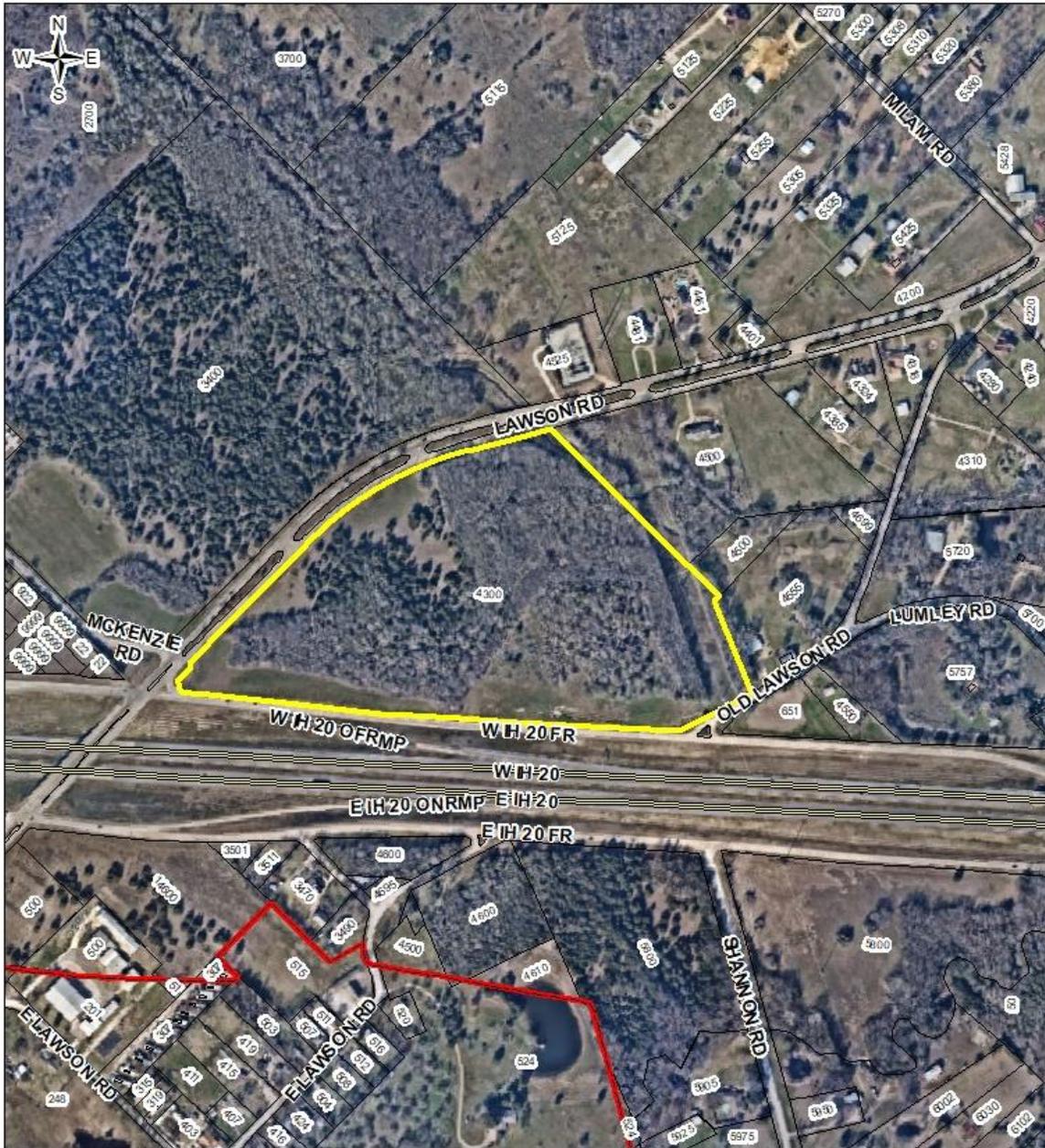
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet. As of March 12, 2024, Staff has received one returned notice within statutory notice area.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Exhibit A – Legal Descriptions (No Changes)
6. Exhibit B – Planned Development Standards (See strikethrough and underline for changes)
7. Exhibit C – Concept Plan 1 (No Changes)
8. Exhibit D – Concept Plan 2 (No Changes)
9. Exhibit E – Concept Plan 3 (NEW)
10. Returned Public Notices

Aerial Map

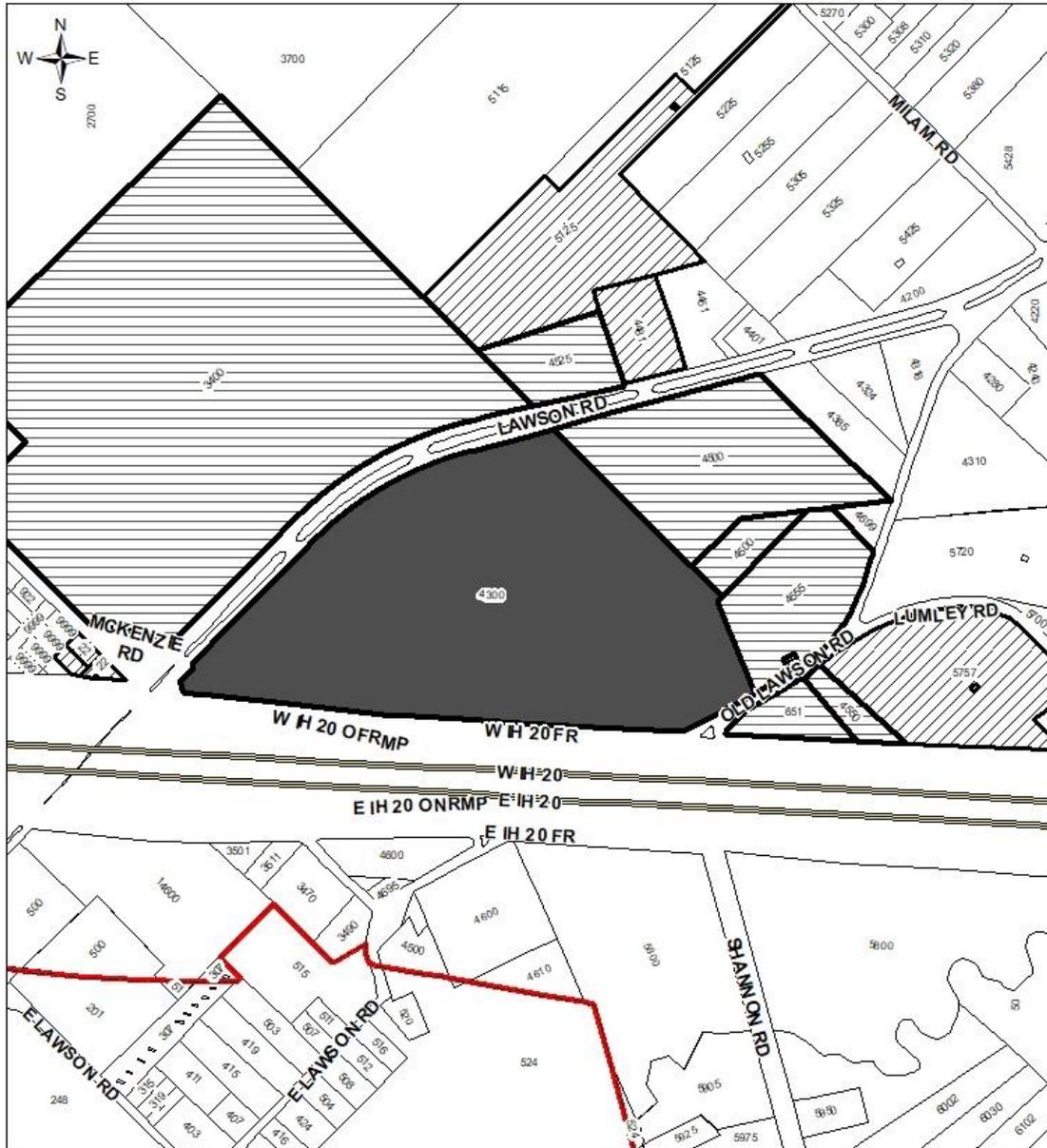


Request: Amend PD - General Retail Ord. No. 4969
to allow multifamily developments.
Applicant: IH 20 IP, LLC
Location: 4300 Laswon Road

Legend	
	Area of Request
	City Limits

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Request: Amend PD - General Retail Ord. No. 4969
to allow multifamily developments.

Applicant: IH 20 IP, LLC

Location: 4300 Laswon Road

Legend	
	Area of Request
	Notified Properties
	Courtesy Notices
	City Limits

ATTACHMENT 3 – ZONING MAP

Zoning Map



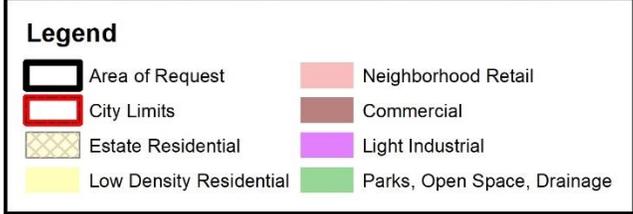
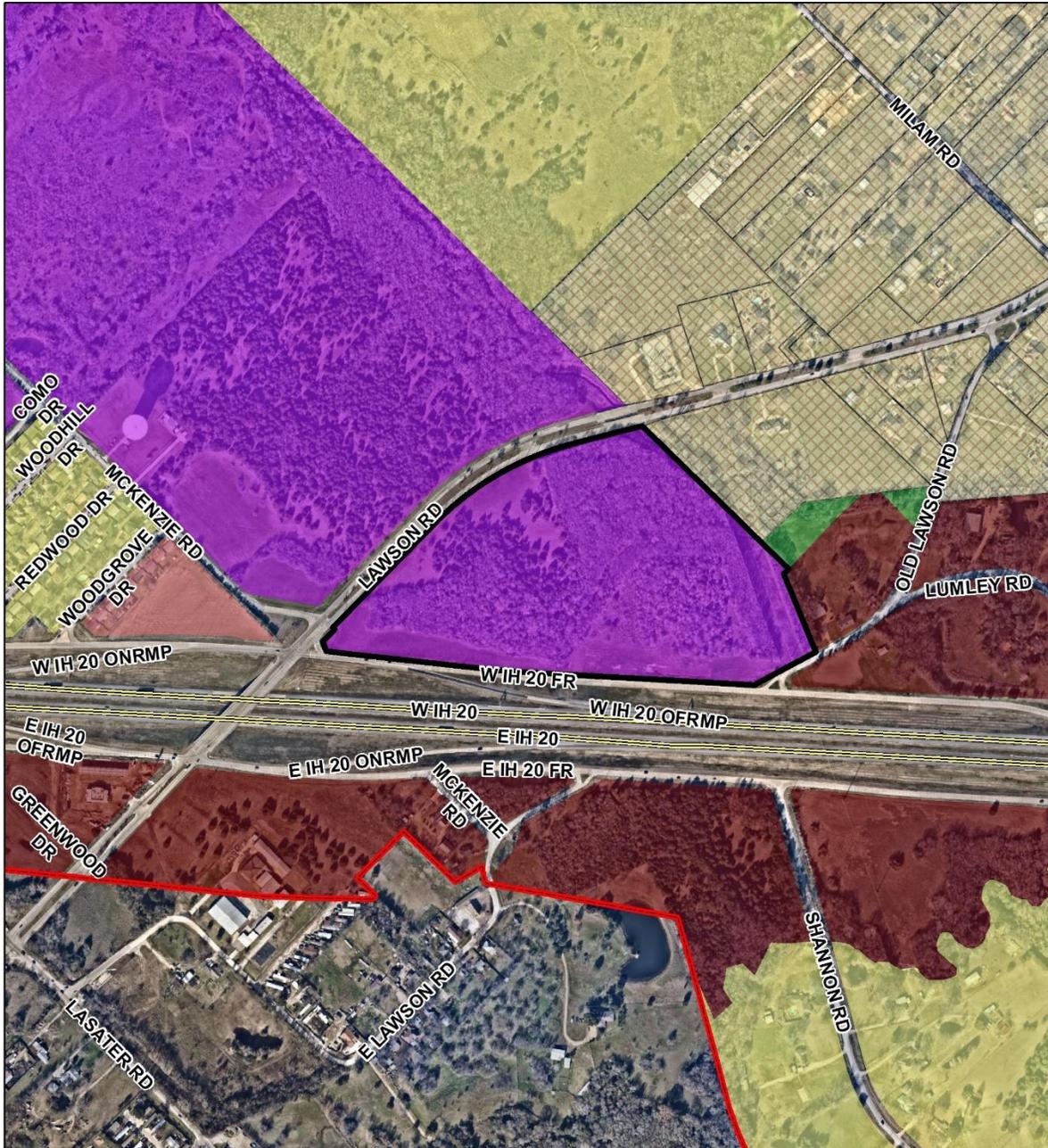
Legend

 Area of Request	 INDUSTRIAL
 City Limits	 LIGHT COMMERCIAL
 AGRICULTURAL	 SINGLE FAMILY RESIDENTIAL
 GENERAL RETAIL	

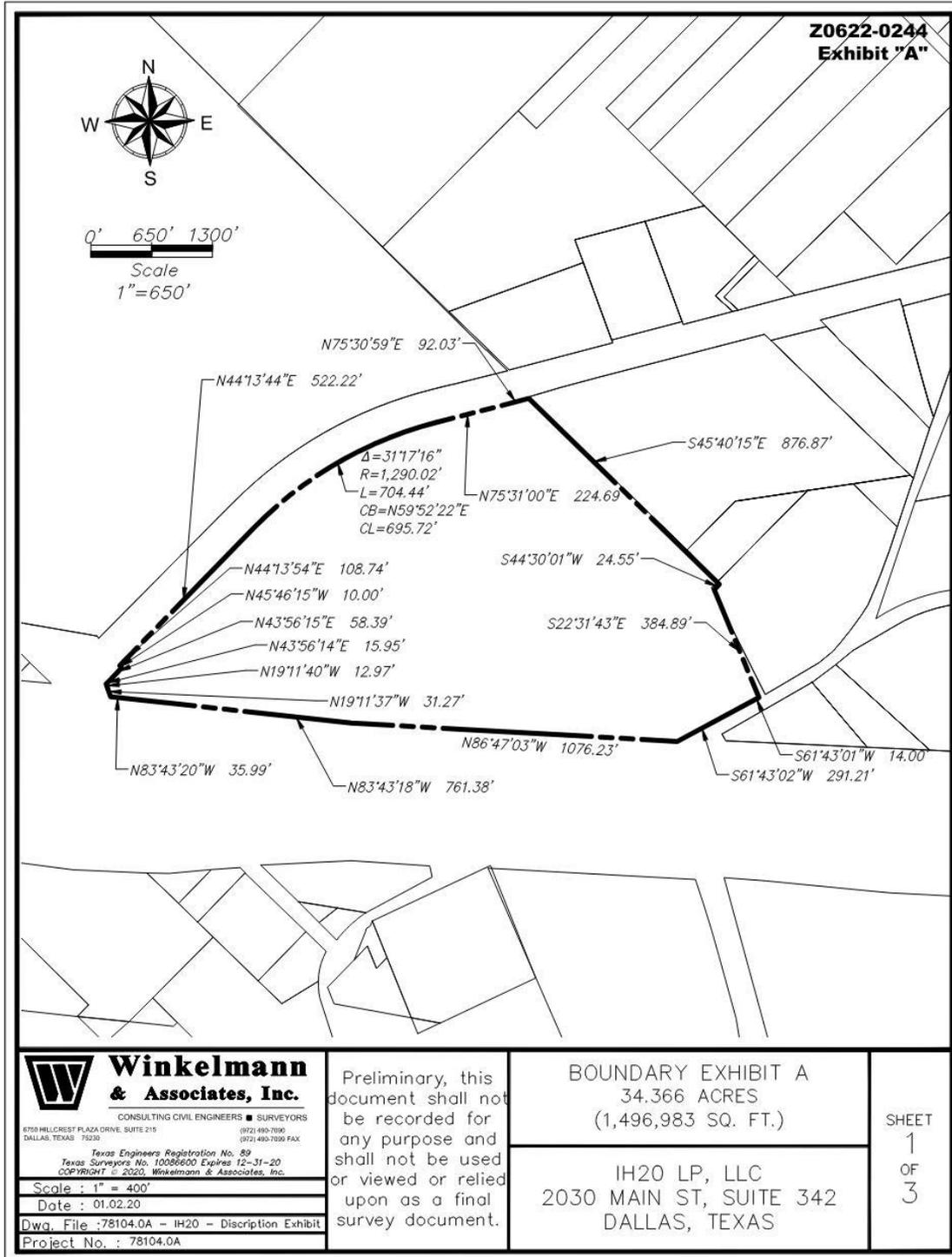


ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – EXHIBIT A – LEGAL DESCRIPTION



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ATTACHMENT 5 – EXHIBIT A – LEGAL DESCRIPTION

IH 20 SURVEY DESCRIPTION STATE OF TEXAS § COUNTY OF DALLAS §	EXHIBIT A (2 OF 3)	Z0622-0244 Exhibit "A"	
BEING A TRACT OR PARCEL OF LAND SITUATED IN THE JOHN M. HARDING SURVEY, ABSTRACT NO. 569 BEGINNING AT A POINT SET FOR CORNER IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY AT THIS POINT) THENCE SOUTH 45°40'15" EAST AND AT A DISTANCE OF 1876.87 FEET TO A POINT SET FOR CORNER; THENCE SOUTH 44°30'01" WEST AND AT A DISTANCE OF 24.55 FEET TO A POINT SET FOR CORNER; THENCE SOUTH 22°31'43" EAST AND AT A DISTANCE OF 384.89 FEET TO A POINT SET FOR CORNER; THENCE NORTH 90°00'00" EAST AND AT A DISTANCE OF 2.04 FEET TO A POINT SET FOR CORNER; THENCE SOUTH 45°10'15" EAST AND AT A DISTANCE OF 96.97 FEET TO A POINT SET FOR CORNER; THENCE SOUTH 61°43'01" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF OLD LAWSON ROAD AT A DISTANCE OF 14.00 FEET TO A POINT SET FOR CORNER; THENCE SOUTH 61°43'02" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF OLD LAWSON ROAD AT A DISTANCE OF 291.21 FEET TO A POINT SET FOR CORNER; THENCE NORTH 86°47'03" WEST AND FOLLOWING ALONG THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AT A DISTANCE OF 1076.23 FEET TO A POINT SET FOR CORNER; THENCE NORTH 83°43'18" WEST AND FOLLOWING ALONG THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AT A DISTANCE OF 761.38 FEET TO A POINT SET FOR CORNER; THENCE NORTH 83°43'20" WEST AND AT A DISTANCE OF 35.99 FEET TO A POINT SET FOR CORNER; THENCE NORTH 19°11'37" WEST AND AT A DISTANCE OF 31.27 FEET TO A POINT SET FOR CORNER; THENCE NORTH 19°11'40" WEST AND AT A DISTANCE OF 12.97 FEET TO A POINT SET FOR CORNER; THENCE NORTH 43°56'14" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 15.95 FEET TO A POINT SET FOR CORNER; THENCE NORTH 43°56'15" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 58.39 FEET TO A POINT SET FOR CORNER;			
 Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS 8700 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 480-7000 (972) 480-7000 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-20 COPYRIGHT © 2020, Winkelmann & Associates, Inc.</small>	Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.	BOUNDARY EXHIBIT 34.366 ACRES (1,496,983 SQ. FT.) IH20 LP, LLC 2030 MAIN ST, SUITE 342 DALLAS, TEXAS	SHEET 2 OF 3
Scale : Date : 01.02.20 Dwg. File : 78104.0A - IH20 - Discription Exhibit Project No. : 78104.0A			

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ATTACHMENT 5 – EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A (3 OF 3)		Z0622-0244 Exhibit "A"	
<p>THENCE NORTH 45°46'15" WEST AT A DISTANCE OF 10.00 FEET TO A POINT SET FOR CORNER; THENCE NORTH 44°13'54" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 108.74 FEET TO A POINT SET FOR CORNER; THENCE NORTH 44°13'44" WEST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 522.22 FEET TO A POINT SET FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1290.02 FEET, A CENTRAL ANGLE OF 31°17'16", AND A CHORD BEARING NORTH 59°52'22" EAST AT A DISTANCE OF 704.44 FEET; THENCE NORTH 75°31'00" EAST AND FOLLOWING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 224.69 FEET TO A POINT SET FOR CORNER; THENCE NORTH 75°30'59" EAST AND FOLLOWING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 224.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.366 ACRES OF LAND, MORE OR LESS;</p>			
 <p>Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</small> <small>6709 HILLCREST PLAZA DRIVE, SUITE 210 DALLAS, TEXAS 75226</small> <small>Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-20 COPYRIGHT © 2020, Winkelmann & Associates, Inc.</small></p>	<p>Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.</p>	<p style="text-align: center;">BOUNDARY EXHIBIT 34.366 ACRES (1,496,983 SQ. FT.)</p>	<p>SHEET 3 OF 3</p>
	<p>Scale : Date : 01.02.20 Dwg. File : 78104.0A – IH20 – Discription Exhibit Project No. : 78104.0A</p>	<p style="text-align: center;">IH20 LP, LLC 2030 MAIN ST, SUITE 342 DALLAS, TEXAS</p>	

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**ATTACHMENT 6 – EXHIBIT B – PD STANDARDS
UNDERLINE AND STRIKETHROUGH MARK THE CHANGES**

This Planned Development General Retail (PD-GR) must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (MZO), as amended, and adopts General Retail base district standards consistent with the Concept Plans attached hereto and incorporated herein as **EXHIBITS “C”, and “D”, and “E”**, and the standards identified below, which apply to this PD-GR district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. Concept Plan. ~~Two~~ Three Concept Plans for the Property are attached hereto as **EXHIBITS “C”, and “D” and “E”** though the ultimate Site Plan for the Property may differ. Permissible Building Area (“PBA”) sizes and locations shown on **EXHIBITS “C”, and “D”, and “E”** may be modified provided the parking and other development standards are met. In the event of a conflict between the provisions of this ordinance and **EXHIBITS “C”, and “D”, and “E”**, the provisions of this ordinance control.
2. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the General Retail District classification (“GR”) as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection 2 below.
 - a. The permitted uses requiring a conditional use permit (“CUP”) as set out in the Mesquite Zoning Ordinance (MZO), also require a CUP for the use to be permitted on the Property unless permitted in subsection b below.
 - b. The following uses are permitted on the Property:
 - (1) Car washes, except self-service car washes are prohibited (does not preclude self-service vacuum provided with a non-self-service carwash)
 - (2) Alcohol sales of any kind in compliance with City ordinances and alcohol elections in effect at time of application for alcohol sales
 - (3) Convenience stores with fuel sales. Maximum of one convenience store is permitted within the PD. One convenience store with refueling shall be permitted and be allowed to have a maximum of 12 fuel pumps (24 fueling positions). Any additional convenience stores(s) shall require approval of a Conditional Use Permit.
 - (4) A grocery store may have accessory fuel sales (no more than 24 fueling positions) as an accessory use to a grocery store.
 - (5) Electric vehicle charging stations.
 - (6) Residential Uses. Multifamily is permitted on Lots 11 and 12, as depicted on Exhibit E. Multifamily developments shall comply with the requirements of Section 2-501 of the MZO with a maximum density of 25 units per acre.
3. Prohibited Land Uses. The following use are prohibited on the Property:
 - a. SIC Code 40: Railroad Passenger Terminal
 - b. SIC Code 61: Alternative Financial Institutions
 - c. SIC Code 593: Used Merchandise
 - d. SIC Code 593a: Pawnshops
 - e. SIC Code 5993: Tobacco Stores
 - f. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - g. SIC Code 5999g: Paraphernalia Shops

4. A cross access easement shall be provided on each lot at the time of development as appropriate with a reasonable standard. Cross Access easements may be controlled through a reciprocal easement agreement and are not required to be platted.
5. The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the Mesquite Zoning Ordinance except that one parking space per 250-square feet of gross floor area shall be provided for retail, restaurant, and personal service uses. Reduction in this requirement may be provided as authorized by Section 3-403 of the Mesquite Zoning Ordinance, or by receiving a special exception from the Board of Adjustment.
6. District Screening. District screening may be accomplished through one or more of the following:
 - (1) As required by Mesquite Zoning Ordinance Section 1A-303.A.
 - (2) Use of existing mature trees that provide a permanent visual barrier. Existing vegetation along the northeast and east property line, which, shall be preserved to provide at a minimum one (1) row of trees to provide screening. Should the existing vegetation be removed or altered for any reason, and it no longer provides a single row of trees as screening, a buffer tree line shall be established along the developable property line as shown on the Concept Plan. Trees in the buffer tree line shall be planted no more than 60 feet apart (on center). Trees, when planted, shall be a minimum of six (6) feet in height at the time of planting. Trees in the buffer tree line shall be selected from the following list. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

7. Any tree preservation and mitigation requirements in an approved Development Agreement for the Property will overrule the requirements in Section 1A-400 of the Mesquite Zoning Ordinance. If there is no Development Agreement or it does not include provisions for tree preservation and mitigation, Section 1A-400 of the Mesquite Zoning Ordinance would apply.
8. Signage. All signage shall comply with the Mesquite Sign Ordinance except as modified below.
 - (1) Two multi-tenant Pylon Signs with a 35-foot maximum height and a maximum of 250 square feet each along IH20 are allowed. Signs permitted by this subsection may

- advertise any business located within the PD, regardless of individual lot lines, without being considered off-premises (billboard) signage.
- (2) One multi-tenant Pylon Sign with a 20' maximum height and a maximum of 200 square feet along Lawson Rd is allowed. Signs permitted by this subsection may advertise any business located within the PD, regardless of individual lot lines, without being considered off-premises (billboard) signage.
 - (3) One monument sign with a 10' maximum height and maximum of 100 square feet is permitted on each lot.
9. Architectural Design Requirements. *Mechanical equipment*. Screening for roof-mounted units shall be incorporated with the building façade.
10. Canopies. An unenclosed canopy for drive-through or pick up services for a service station, grocery store, restaurant, day care center, hospital, or business with similar operating characteristics may be placed with a minimum 25-foot setback from any street right-of-way line and may exceed the maximum height and size requirements in Section 3-700 of the Mesquite Zoning Ordinance.
11. Amenities. A minimum of four amenities from the list below must be installed within the PD prior to issuance of a Certificate of Occupancy for any structure or structures that result in the total building square footage of the PD exceeding 20,000 square feet. To obtain credit, all standards must be met. All proposed amenities shall be identified on the Site Plan.
- a. Bicycle parking.
 - (1) A minimum of two (2) bicycle parking spaces or 5% of the required off-street parking spaces shall be provided, whichever is greater, up to a maximum of ten (10).
 - (2) Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
 - (3) Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
 - (4) Lockers and racks shall be securely anchored to the pavement or a structure;
 - (5) Racks shall be designed and installed to support the bicycle upright by its frame in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;
 - (6) Areas containing bicycle parking shall be surfaced with impervious surface;
 - (7) When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director to be unnecessary; and
 - (8) Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 300 feet walking distance from the main entrance, but shall not interfere with pedestrian movements or accessible routes.
 - b. Pedestrian Seating.
 - (1) A minimum of one permanent pedestrian seating feature (such as a bench) shall be provided for each 500 linear feet of sidewalk/trail, or a fraction

- thereof. Ped estrian seating which is provided at building entrances do not count towards fulfilling this requirement;
- (2) Each pedestrian seating feature shall provide a minimum of three (3) Seats and shall not interfere with pedestrian movements;
 - (3) All pedestrian seating used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings; and
 - (4) All pedestrian seating shall be maintained by the property owner
- c. *Trash Receptacles.*
- (1) A minimum of one permanent trash receptacle shall be provided for each 500 linear feet of sidewalk/trail, or a fraction thereof. Trash receptacles which are provided at building entrances do not count towards fulfilling this requirement;
 - (2) Trash receptacles shall not interfere with pedestrian movements;
 - (3) All trash receptacles used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings;
 - (4) Trash receptacle construction should use durable, high quality materials, such as galvanized or stainless steel; and
 - (5) All trash receptacles shall be maintained by the property owner.
- d. *Enhanced pavement materials.* Enhanced pavement materials shall be provided at all vehicular access points from public right-of-ways into the development and at all pedestrian crossing locations on the interior of the development. Enhanced pavement may be in the form of brick pavers, stamped and stained concrete with the appearance of hand laid units, or other material as approved by the Director.
- e. *Public gathering space.*
- (1) A minimum of 250 square feet or 10 square feet for each 500 square feet of gross floor area of the primary structure, whichever is greater, shall be provided for a public gathering space;
 - (2) The public gathering space shall provide a minimum of one seat for each 50 square feet of the public gathering space, or a fraction thereof;
 - (3) Shade trees shall be provided at a ratio of one tree for each 100 square feet of provided area, or a fraction thereof;
 - (4) A minimum of one trash receptacle shall be provided within the public gathering space;
 - (5) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director to be unnecessary; and
 - (6) The public gathering area shall be placed in a convenient, highly visible, active, and well-lit location but shall not interfere with pedestrian movements.
- f. *Outdoor dining area.*

- (1) An outdoor dining area, including dining tables and seating, located mostly or completely outside shall be provided. The total outdoor dining area shall not be less than 10% of the gross square footage of the business; and
- (2) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director to be unnecessary.

g. *Play area.*

- (1) A minimum of 300 square feet, or 20 square feet for each 500 square feet of gross floor area of the primary structure, of contiguous area shall be provided for the play area, whichever is greater at the time exceeding 20,000 square feet of building square footage;
- (2) A minimum of one permanent play feature or apparatus, which may be considered active or passive playground design, must be provided within the designated play area;
- (3) The play area shall be enclosed with fencing, planters, or similar barriers, unless determined by the Director to be unnecessary.
- (4) The play area shall be placed in a convenient, highly visible, active, and well-lit location but shall not interfere with pedestrian movements; and
- (5) The play area may be located indoors or outdoors.

h. *Art feature.*

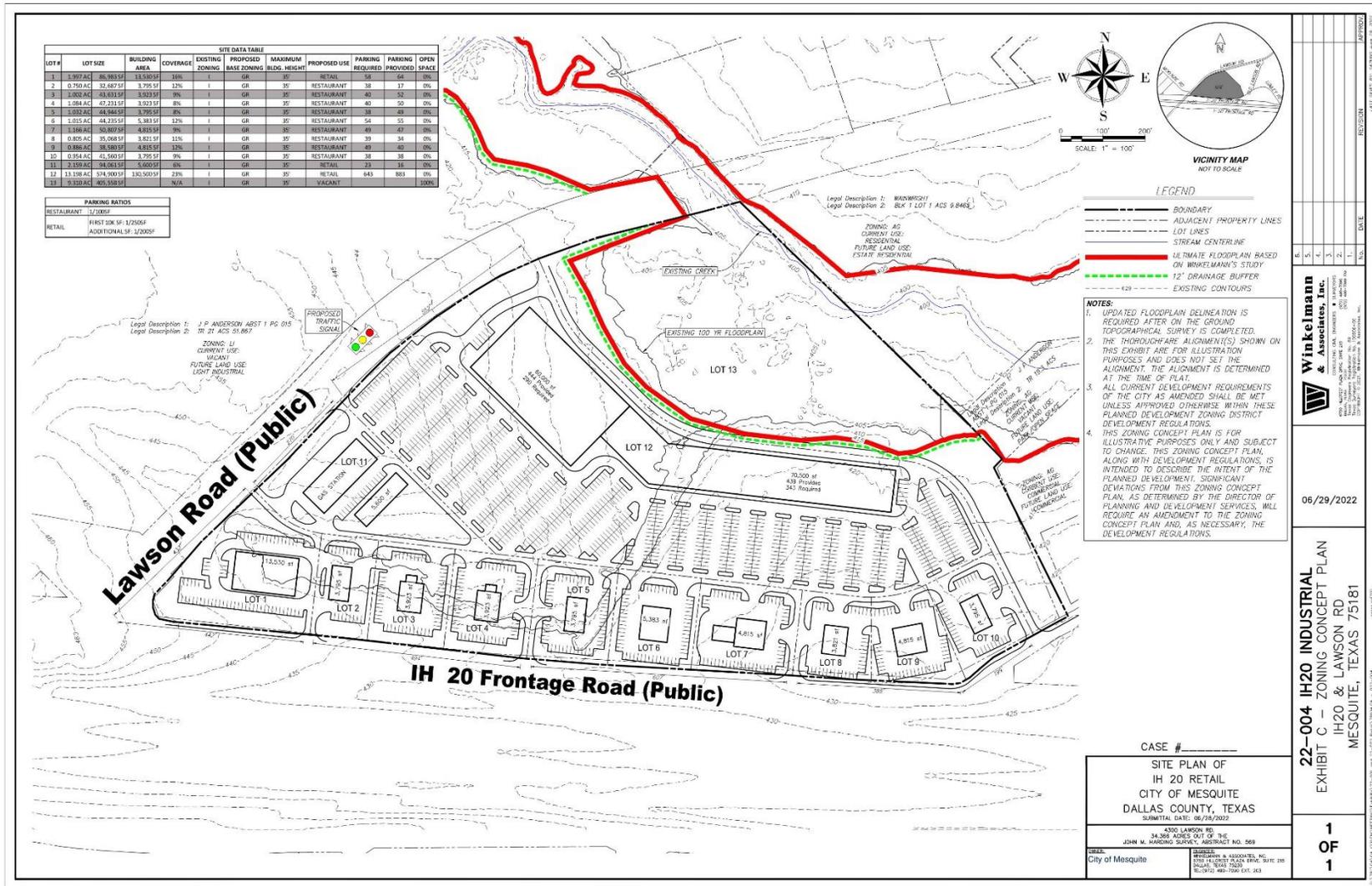
- (1) An art feature may include a monument, sculpture, mural, or any artistic display. The art feature must have clear identification indicating its status as art (creator, dedication, year, materials, etc.);
- (2) The art feature shall be located where it is highly visible and accessible to the public; and
- (3) The art shall be maintained in good order for the life of the principal structure.

i. *Water feature.*

- (1) A water feature may include a fountain, stream, waterwall, splash pad, or other attractive feature that utilizes water;
- (2) The water feature shall be located where it is highly visible and accessible to the public; and
- (3) The water feature shall be maintained in good order for the life of the principal structure.

j. *Other.* Other amenities may be allowed as approved by the Director of Planning and Development.

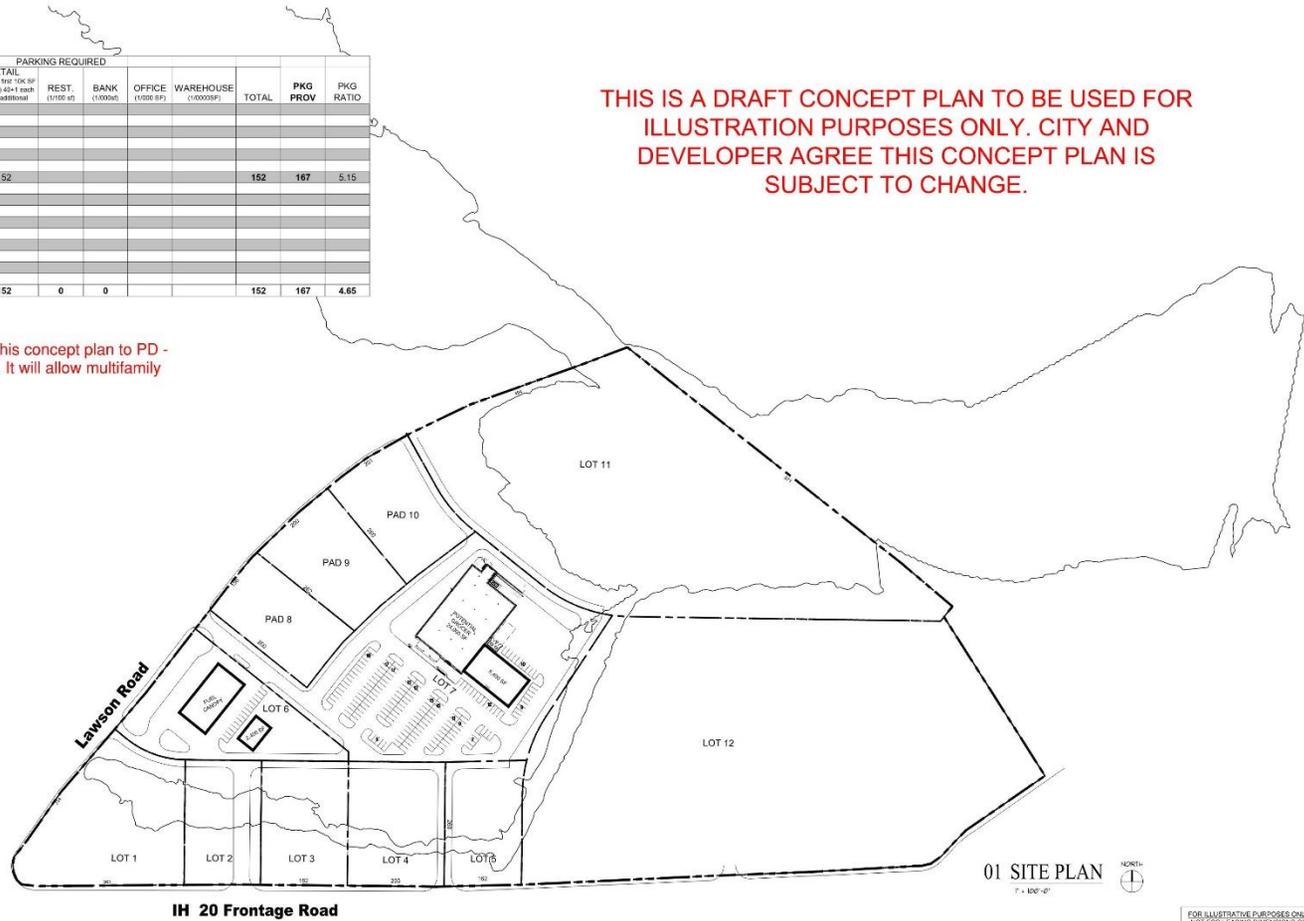
ATTACHMENT 8: EXHIBIT D – CONCEPT PLAN 2 (EXISTING)
NO CHANGES



LOT	AREA ACRE	AREA (SF)	BLDG AREA (SF)	COV. %	PARKING REQUIRED					TOTAL	PKG PROV	PKG RATIO
					RETAIL (1:200 sq ft per 1,000 sq ft 1:200 sq ft 40+1 each 200 sq ft additional)	REST. (1:100 sq ft)	BANK (1:1000 sq ft)	OFFICE (1:100 sq ft)	WAREHOUSE (1:1000 sq ft)			
1	1.912	83,275										
2	0.958	41,740										
3	1.086	47,320										
4	1.212	52,780										
5	0.972	42,338										
6	1.659	72,285										
7	4.718	205,497	32,400	15.767	152					152	167	5.15
8	0.928	40,354	3,530	8.748								
9	1.035	45,077	2,480	5.502								
10	1.078	46,968										
11	8.379	365,003										
12	11.426	497,697										
TOTAL	35.361	1,540,335	35,930	2.333	152	0	0			152	167	4.65

THIS IS A DRAFT CONCEPT PLAN TO BE USED FOR ILLUSTRATION PURPOSES ONLY. CITY AND DEVELOPER AGREE THIS CONCEPT PLAN IS SUBJECT TO CHANGE.

Proposed PD Amendment will add this concept plan to PD - General Retail Ordinance No. 4969. It will allow multifamily development on Lots 11 and 12.



01 SITE PLAN
7" = 100'-0"



IH 20 FRONTAGE RD & LAWSON RD

MESQUITE, TEXAS

FOR ILLUSTRATIVE PURPOSES ONLY
NOT FOR LENDING, DIMENSIONS OR
CONSTRUCTION. ALL DIMENSIONS
SUBJECT TO CHANGE.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP03

JOB NO: 00-000
ISSUE DATE: 01/14/23
SCALE: AS NOTED



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

- Dated Received 3/11/2024
RECEIVED
MAR 11 2024
PLANNING AND ZONING

LOCATION: 4300 Lawson Road
(See attached map for reference)
FILE NUMBER: Z0224-0349
APPLICANT: IH 20 IP, LLC
REQUEST: Amend Planned Development – General Retail, Ordinance NO. 4969

A public hearing will be held to consider amending the Mesquite Comprehensive Plan’s future land use designation and a zoning change to amend Planned Development (PD) – General Retail, Ordinance No. 4969, to allow multifamily as a permitted use within the PD. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

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.

LEGAL DESCRIPTION

Being 34.366 +/- acres in the John M. Harding Survey, Abstract No. 569

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2024**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@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 **March 7, 2024**, to be included in the Planning and Zoning Commission packet and, by **March 15, 2024**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the 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: Z0224-0349
I am in favor of this request _____
I am opposed to this request X _____
Name:(required) Ruby Wainwright
Address of 4500 Lawson Road, Mesquite, TX 75181
Noticed Property:
Owner Signature: Ruby Wainwright Date: 3/8/2024

Reasons (optional): _____

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