

**FILE NUMBER:** Z0625-0402  
**REQUEST FOR:** Conditional Use Permit  
**CASE MANAGER:** Garrett Langford, Assistant Director

## **PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, August 11, 2025  
City Council: Tuesday, September 2, 2025

## **GENERAL INFORMATION**

**Applicant:** WRA Architects, Inc., on behalf of Mesquite ISD  
**Requested Action:** Rezoning from R-2, Single Family Residential within TERRA Overlay to R-2, Single Family Residential within TERRA Overlay with a **Conditional Use Permit** to allow a high school as a permitted use on the subject property and allow the expansion of North Mesquite High School.  
**Location:** 18201 IH 635

## **PLANNING AND ZONING ACTION**

**Decision:** On August 11, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

## **SITE BACKGROUND**

**Platting:** North Mesquite High School, Block A, Lot 1  
**Size:** ~33 acres  
**Zoning:** R-2, Single Family Residential  
**Future Land Use:** Town East Special Planning Area  
**Zoning History:** 1954: Annexed and zoned Residential  
1996: Rezoned to be within the TERRA overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	PD – General Retail	Restaurant and Retail Uses
<b>SOUTH:</b>	C – Commercial TERRA Overlay with CUP	Town East Ford
<b>EAST:</b>	C – Commercial TERRA Overlay	IH-635 and Town East Mall
<b>WEST:</b>	C – Commercial	Retail Uses



## CASE SUMMARY

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Mesquite Independent School District (MISD) is requesting a Conditional Use Permit (CUP) to construct a 32,000 square-foot addition on the south side of North Mesquite High School. The proposed expansion will replace existing portable classrooms and will include 20 classrooms, restrooms, and supporting service spaces. The entire addition is designed to function as a storm shelter to satisfy building and fire code requirements. According to the application materials, the student population is not expected to increase as a result of the expansion.

In 2018, the City Council approved a text amendment to the Mesquite Zoning Ordinance requiring all new or expanding primary and secondary schools to obtain a CUP. This amendment also requires submission of a Traffic Impact Analysis (TIA) for review by the City's Traffic Engineering Division. Instead of a TIA, the applicant submitted a Traffic Management Plan (TMP), which was reviewed and accepted by the Traffic Engineering Division.

MISD's project team met with City staff to review the proposal and identify any traffic-related concerns. As the project does not increase student capacity, City staff determined it would not result in additional traffic generation. Although a new driveway is proposed, its use is expected to be limited and will not alter the school's existing traffic circulation plan. Traffic Engineering staff found the submitted materials to be sufficient and had no concerns with the proposed expansion.

## MESQUITE COMPREHENSIVE PLAN

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The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years, with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

### STAFF COMMENTS:

The application does not include a request to amend the Future Land Use designation. Although North Mesquite High School is not a retail or entertainment use, it is an integral part of the Town East Special Planning Area. The proposed expansion reflects continued investment by MISD and the community in this highly visible campus. This investment supports the vitality of the Town East area and reinforces the school's long-standing role as a key institutional anchor within the district.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-310(N): REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes public health, safety, and welfare.



**STAFF COMMENTS:** The proposed expansion includes the construction of a storm shelter, which enhances student and staff safety during severe weather events. Replacing portable classrooms with permanent facilities also improves the overall safety and functionality of the campus, thereby supporting public health, safety, and welfare.

2. The consistency of the proposed CUP with the Comprehensive Plan.

**STAFF COMMENTS:** The property is located within the Town East Special Planning Area, which emphasizes reinvestment and enhancement of key community assets. North Mesquite High School is a significant institutional use within this area. The proposed expansion aligns with the Comprehensive Plan's goals by supporting continued investment in community-serving infrastructure and maintaining the area's vitality.

3. The consistency of the proposed CUP with any adopted land use policies.

**STAFF COMMENTS:** The expansion ensures the facility remains functional, relevant, and capable of meeting educational needs without altering the planned land use pattern.

4. The extent to which the proposed CUP created nonconformities.

**STAFF COMMENTS:** The proposed CUP will not create any non-conformities.

5. The compatibility with the existing uses and zoning of nearby property, such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

**STAFF COMMENTS:** City staff does not believe the proposed CUP will be injurious to existing uses. The expansion is compatible with the surrounding development and institutional nature of the site and is not expected to diminish property values in the vicinity.

6. The trend of development, if any, in the general area of the property in question.

**STAFF COMMENTS:** The former Sears box store located at Town East Mall was recently approved for a Main Event. The area along N. Town East Blvd, immediately to the north of the high school, was recently developed in the last four years. Staff does not expect the North Mesquite High School expansion to impact the development trends in the immediate area negatively.

7. Whether adequate public facilities are available including, but not limited to, schools, parks, police, and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the CUP were adopted.



**STAFF COMMENTS:** Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

**STAFF COMMENTS:** The subject property has sufficient off-street parking for the proposed use.

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

**STAFF COMMENTS:** City staff does not believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments.

## **CONCLUSIONS**

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### **ANALYSIS**

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

### **RECOMMENDATIONS**

City staff recommends approval of the CUP.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 6, 2025, Staff has not received any returned property owner notices for the request.

## **ATTACHMENTS**

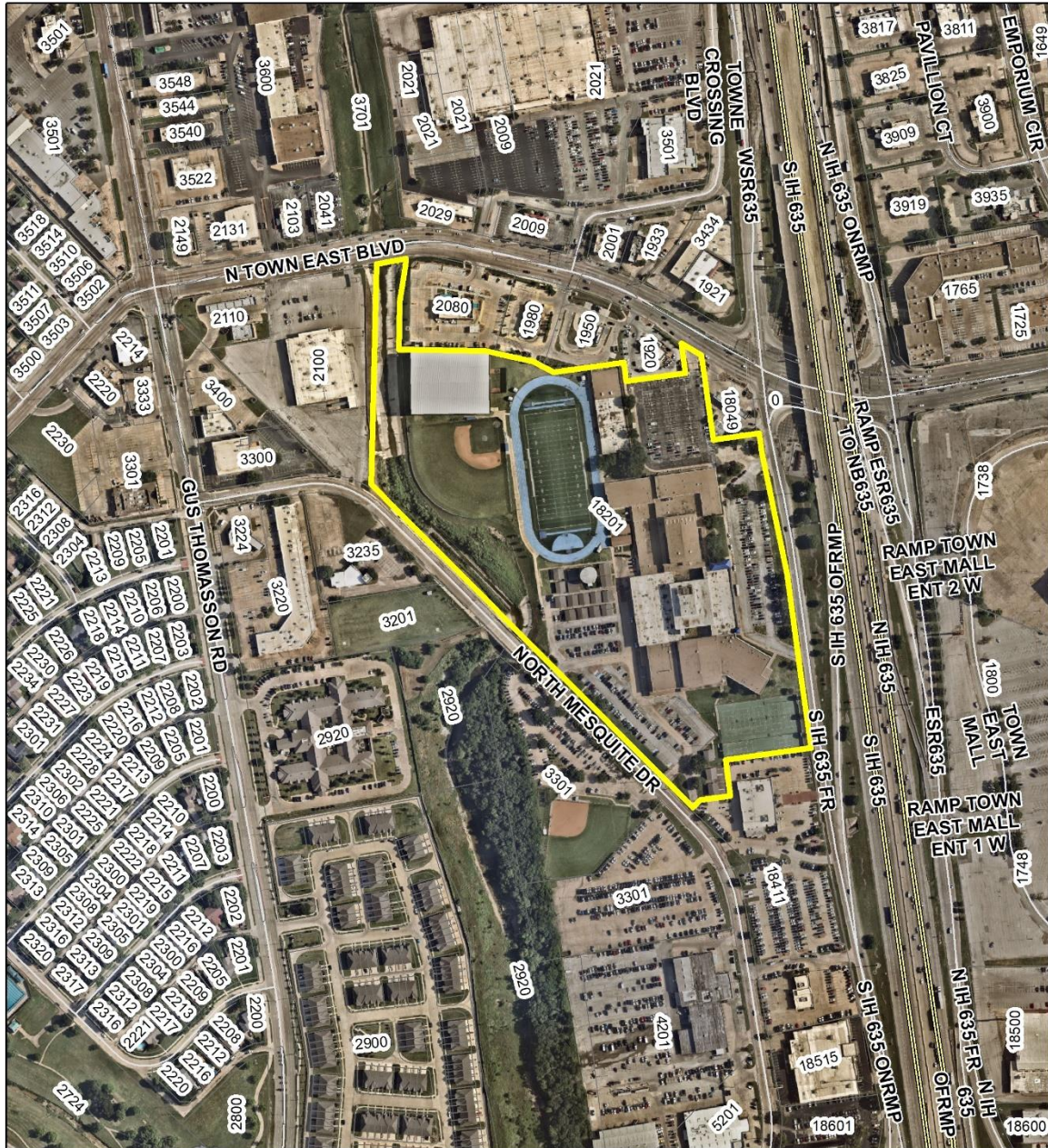
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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Traffic Plan
6. Concept Plan

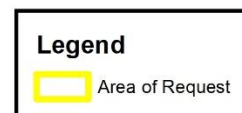


ATTACHMENT 1 – AERIAL MAP

Aerial Map

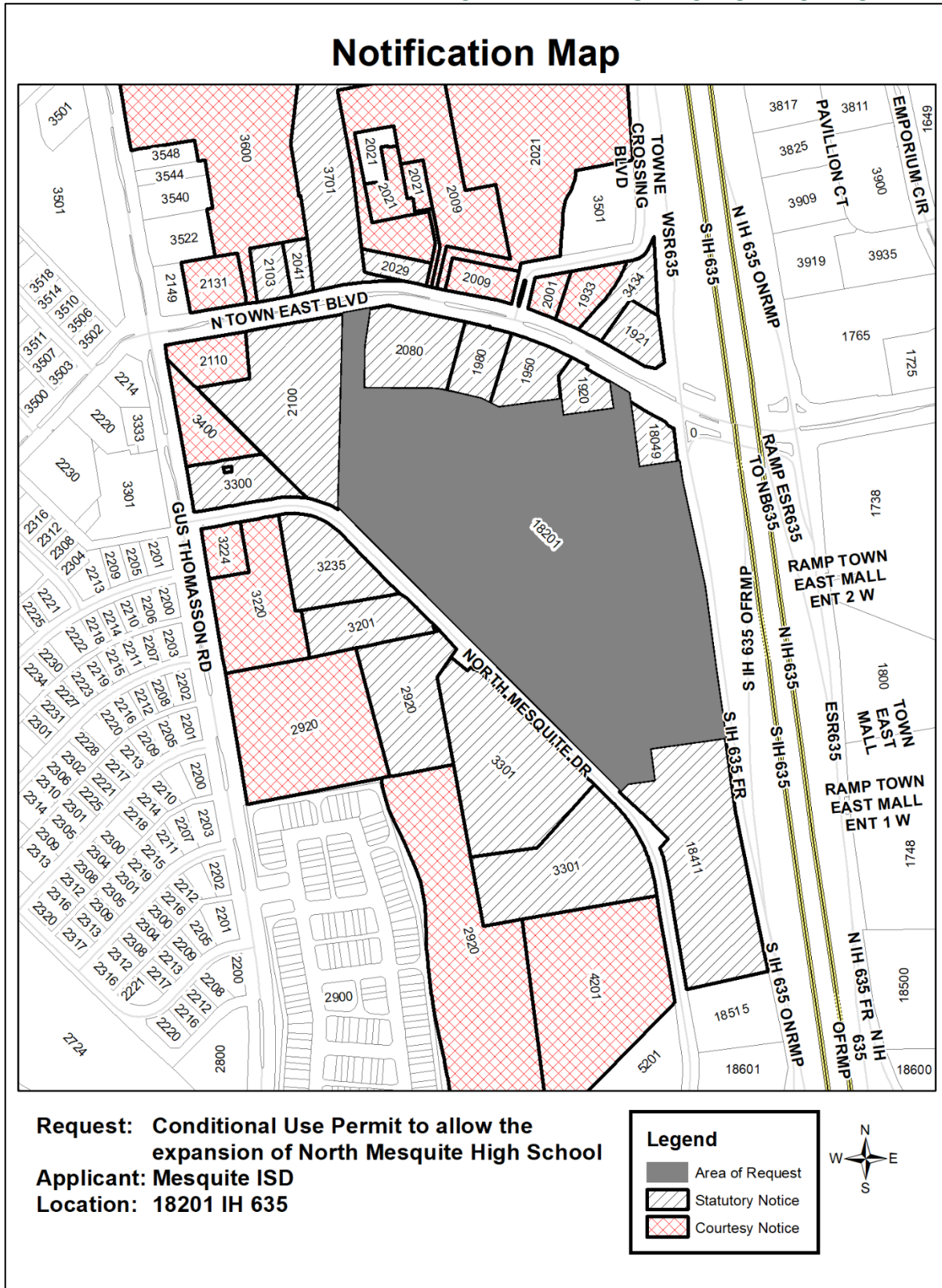


**Request:** Conditional Use Permit to allow the  
expansion of North Mesquite High School  
**Applicant:** Mesquite ISD  
**Location:** 18201 IH 635



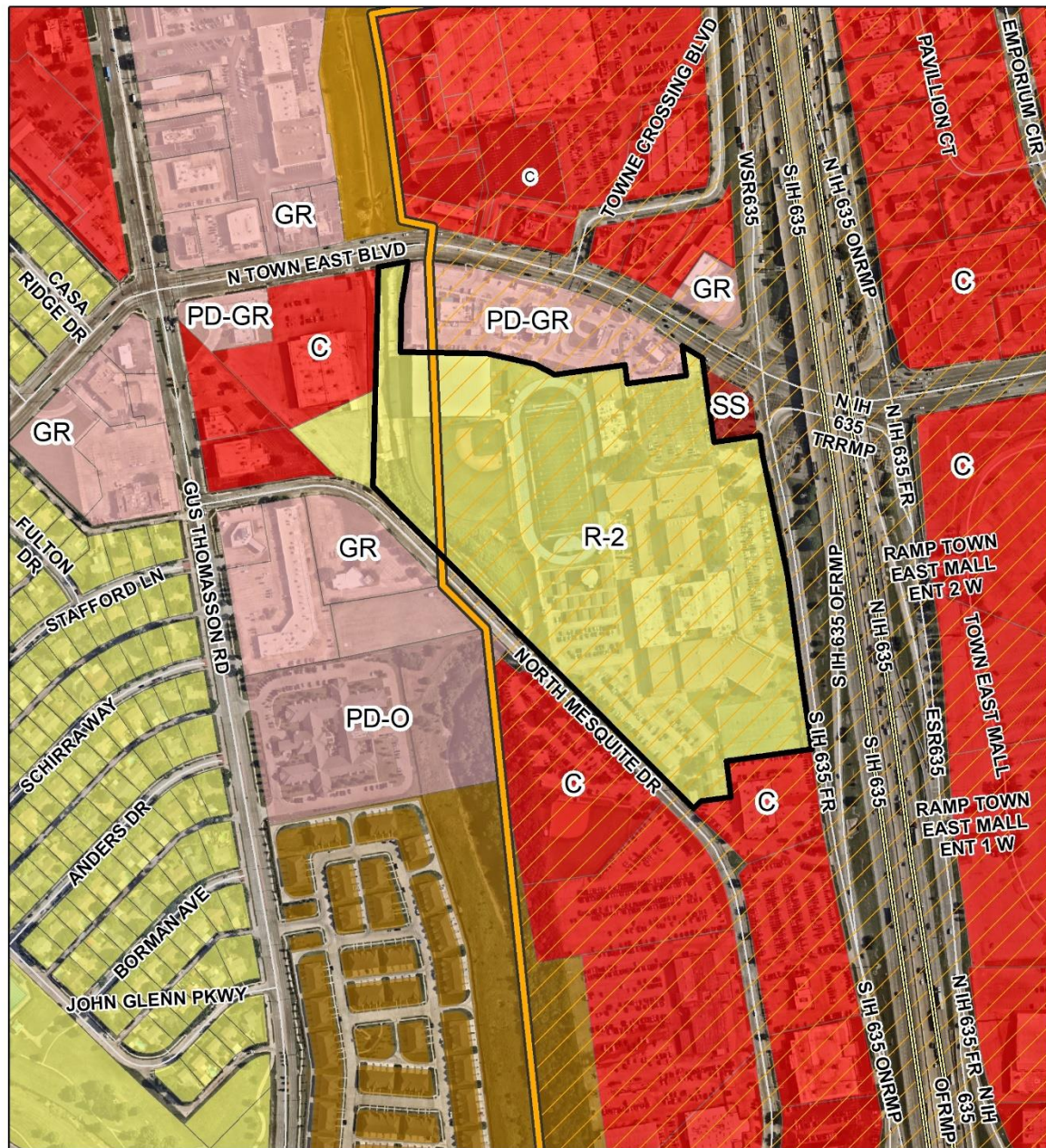


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP












# Zoning Map



**Legend**

	Area of Request		TERRA		OFFICE
			COMMERCIAL		SERVICE STATION
			GENERAL RETAIL		SINGLE FAMILY RESIDENTIAL
			MULTIFAMILY RESIDENTIAL		TOWNHOMES









## ATTACHMENT 5 – APPLICATION MATERIALS



3801 Parkwood Blvd, Ste. 550  
Frisco, TX 75035  
214-440-3600

**Date:** July 1, 2025  
**To:** Don Pool, Executive Director of Construction Services –  
Mesquite Independent School District (MISD)  
**From:** Derek Sweeney, PE, PTOE  
**Re:** Traffic Analysis Memo – North Mesquite High School



Digitally signed by  
Derek Sweeney, PE,  
PTOE  
Date: 2025.07.01  
15:45:06-05'00'

### INTRODUCTION

Mesquite Independent School District has requested a traffic analysis memo for the proposed North Mesquite High School expansion project. The school is generally located at the southwest corner of IH 635 and Town East Boulevard located in Mesquite, TX. The project generally consists of the construction of a new addition which will replace existing portable classrooms resulting in no net change in the student capacity of the school. The project also includes construction of a new driveway on the IH 635 southbound frontage road (SBFR) to satisfy fire access requirements.

The project team met with the City of Mesquite to review the project and determine specific traffic concerns that needed to be analyzed prior to receiving project approval. In general, the City did not have concerns with the school's current operations and concurred with the conclusion that expansion will not increase the student capacity thereby not increasing the amount of traffic generated by the school. And while the project is proposing a new driveway, it is expected to be limited in use and will not modify the school's existing Traffic Management Plan.

The purpose of this memo is to document and memorialize these discussions and conclusions for use as the project proceeds through the development review process.

### TRIP GENERATION

When evaluating new trips generated by a school, the primary variable considered is the number of students that will be attending the school.

**Table 1** summarizes the land use data described by the Institute of Transportation Engineers (ITE) in the 11<sup>th</sup> edition of their *Trip Generation Manual*.

**Table 1. Land Use Data**

ITE Code	ITE Land Use	Units
525	High School	Number of Students

The proposed improvements mainly consist of a new classroom addition being constructed at the southern corner of the building. This new classroom addition will replace the existing portable classrooms with no net increase in the number of students, thereby no increase in the current trip generation. Further, the District has provided a letter, included in the Appendix, confirming that there will be no increase in the student population as a result of this project.





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### INTERSECTION SIGHT DISTANCE

A sight distance analysis was performed based upon design guidelines and criteria developed and published by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance was measured and compared using the following criteria and assumptions:

- Terrain Type                      Level
- Eye Height                        3.5'
- Object Height                    3.5'
- Speed Limit                      IH 635 SBFR – 50 mph

The three different sight distance circumstances, as outlined by AASHTO, can be evaluated for a driveway located on a two-way road and as a full movement driveway. Due to the proposed driveway being located on a one-way frontage road, only Case B2 was evaluated for this exercise. Below is a summary of those three circumstances.

- Case B1: Left-turn from minor road
- Case B2: Right-turn from minor road
- Case F: Left-turn from major road

**Table 2** provides a summary of the intersection sight distance analysis for the proposed school driveway on IH 635 SBFR just south of Town East Blvd. The intersection sight distance for the proposed addition is sufficient. Field measurements were taken in the field at the existing intersections. Recordings of the field measurement data are provided in the Appendix. A photograph at the approximate location of the proposed driveway looking north towards Town East Boulevard is shown below.

**Table 2. Intersection Sight Distance Analysis – Proposed School Driveway on IH 635 SBFR (50 mph)**

Vehicular Movement	Available Sight Distance	Required Sight Distance	Meets Criteria?
<b>Case B2: Right-turn from Site</b>			
Looking Left (North)	>480 ft	480 ft	Yes



Figure 1 - Sight Distance at Proposed Driveway (Looking North)





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### ACCESS CONNECTION SPACING

TxDOT has published standards regarding the spacing of driveways along public roadways. **Table 3** provides a summary of the driveway spacing analysis for the proposed access point on IH 635 SBFR.

**Table 3. TxDOT – Access Connection Spacing**

Access Connection	Nearest Driveway to the North	Nearest Driveway to the South	Required Spacing	Meets Requirements?
Proposed Driveway at IH 635 SBFR	~250 ft Existing School Driveway	~145 ft Town East Ford Driveway	425 ft	No

Based on the analysis presented in **Table 3**, the site access does not meet TxDOT's access connection spacing requirements. As such, a variance of these access spacing requirements should be sought from TxDOT, if required.

### TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan has been developed to assist staff members at the school when managing student arrival and dismissals. The Plan shows vehicle paths from each driveway to the school building and indicates loading and queueing areas. Adhering to the Traffic Management Plan will help to ensure that queues will be managed as expected in this study and will not negatively impact adjacent roadways. A site layout with the proposed Traffic Management Plan is included in the Appendix.

### SUMMARY OF FINDINGS

Given the proposed project will not increase the student capacity of the school, as attested to by the District, there will be no increase in traffic generated by the school.

A new driveway is proposed to satisfy fire access requirements. The proposed driveway location meets AASHTO intersection sight distance requirements but does not meet TxDOT's Access Spacing Requirements. A variance of these requirements should be sought from TxDOT, if required.

The school's existing drop-off and pick-up operations have been documented in the attached Traffic Management Plan. Given there are no proposed changes to existing access points or traffic patterns and the City of Mesquite did not express any concerns with current operations, no changes or improvements are proposed at this time.

### APPENDIX

TRIP GENERATION LETTER FROM MISD .....	1 PAGE
INTERSECTION SIGHT DISTANCE INFORMATION .....	1 PAGE
TRAFFIC MANAGEMENT PLAN .....	1 PAGE





MESQUITE INDEPENDENT SCHOOL DISTRICT

Don Pool, Executive Director of Construction Services

June 23, 2025

Graham Baumann  
WRA Architects  
12377 Merit Drive #1800  
Dallas, Texas 75251

Re: Student population increase with the classroom addition at North Mesquite High School

With the classroom addition at North Mesquite High School, Mesquite ISD will not experience an increase of student population at this site. The classroom addition project will eliminate the need for portable classrooms at NMHS.

If there are any questions concerning this matter, please do not hesitate getting in contact with me.

Thanks,

A handwritten signature in black ink, appearing to read 'Don Pool'.

Don Pool  
Executive Director of Construction Services  
Mesquite Independent School District

3819 Towne Crossing  
Mesquite, TX 75150  
972-882-7419 [dpool@mesquiteisd.org](mailto:dpool@mesquiteisd.org)



Minimum Required Sight Distance (ft)			
Design Speed (mph)	Case		
	B1	B2/B3	F
15	170	145	125
20	225	195	165
25	280	240	205
30	335	290	245
35	390	335	285
40	445	385	325
45	500	430	365
50	555	480	405
55	610	530	445
60	665	575	490
65	720	625	530
70	775	670	570
75	830	720	610
80	885	765	650

Notes:

- Case B1: Left-turn from minor road  
Case B2: Right-turn from minor road  
Case B3: Crossing maneuver from minor road  
Case F: Left-turn from major road
- Driver location for Case B1, B2, and B3 should be 14.5' from edge of major road travel way.
- Driver eye height for passenger vehicle analysis is 3.5' (42"). Driver eye height for single-unit/combination truck analysis is 7.6' (77"). In cases where the minor road has not been constructed, assume the proposed roadway will be level with the existing major road and measure accordingly.
- Object height = 3.5' (42").
- Provided minimum sight distance measurements are from 2004 AASHTO Green Book. If the major roadway has a median, is wider than a two-lane highway, or has grades greater than three percent then the minimum required sight distances must be adjusted.
- Case B1 and Case F may not have the same object location but are shown on diagram to be the same.
- In cases where available sight distance is significantly greater than required minimums, only measurements 100' beyond required minimum are necessary.

Date: 6/24/25  
Major Road: 1H635 SBR  
Minor Road: Proposed School Driveway

Major Road Posted Speed Limit: 50 mph  
Minor Road Posted Speed Limit: 30 mph

Case B1/F  
Object Location

Case B1  
Measured Distance  
> 400'

Case F  
Measured Distance

Case B1/B2/B3  
Driver Location

Case F  
Driver Location

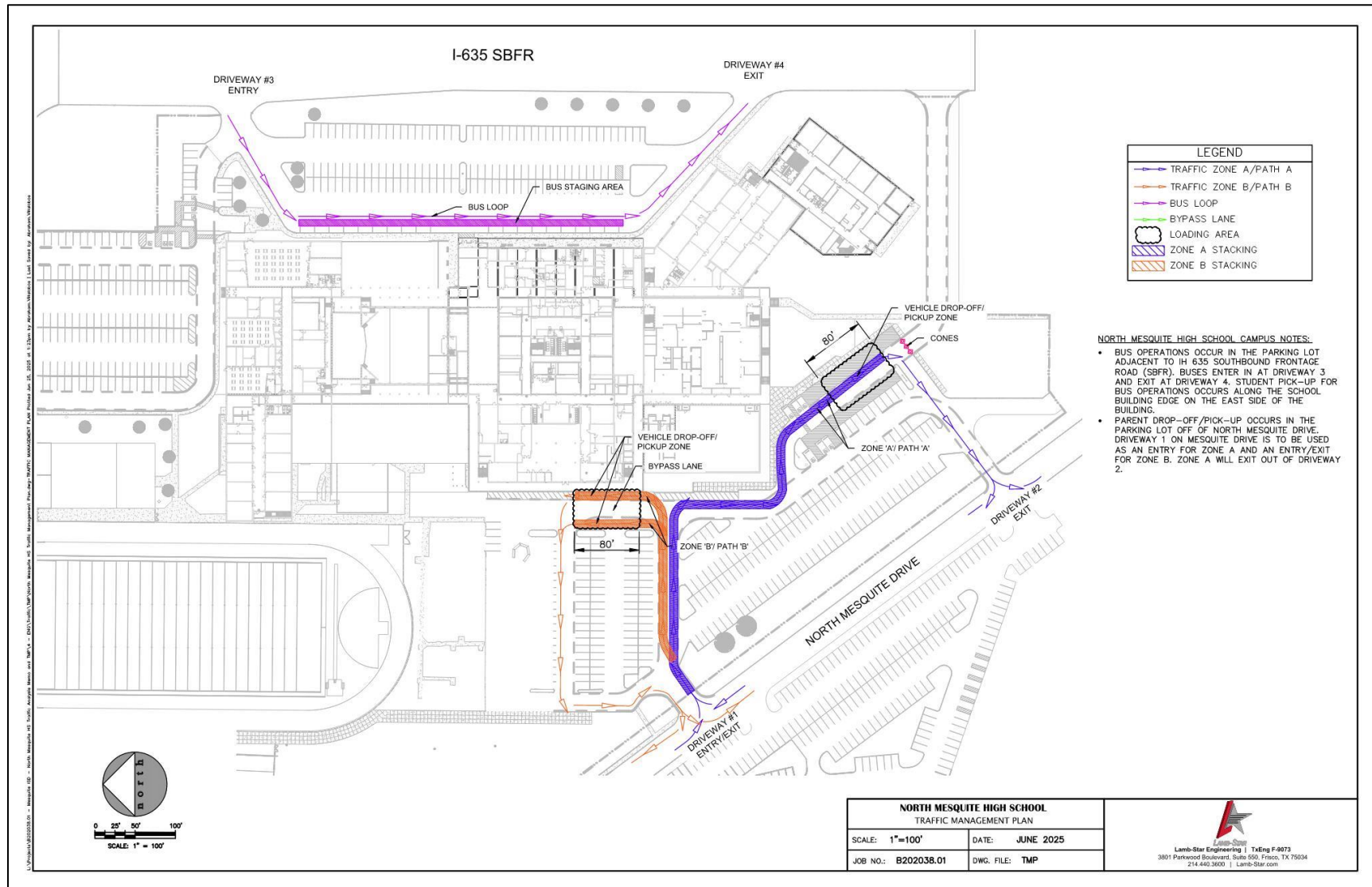
Case B2/B3  
Measured Distance

Case B2/B3  
Object Location

North Arrow



## ATTACHMENT 5 – TRAFFIC PLAN





# ATTACHMENT – CONCEPT FLOOR PLAN

