



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0321-0186
REQUEST FOR: Planned Development - Industrial
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 26, 2021
City Council: Monday, May 17, 2021

GENERAL INFORMATION

Applicant: LGE Design Group
Requested Action: Zoning Change from Commercial and Planned Development – Light Commercial No. 2646 and No. 2647 to Planned Development – Industrial to allow an industrial business park.
Location: 1600 E. US Highway 80, 2000 E US Highway 80, 997 Santa Maria Dr, 900009 Santa Maria Dr

PLANNING AND ZONING ACTION

Decision: On April 26, 2021, the Planning and Zoning Commission voted unamously to recommend approval of the zoning change to PD – Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

SITE BACKGROUND

Platting: Platting will be required
Size: 38 +/- acres
Current Zoning: Commercial, Planned Development – Light Commercial No. 2646 and No. 2647
Future Land Use: US 80 Special Planning Area
Zoning History: 1951 and 1954: Annexed and zoned Residential
1971: Rezoned to Apartments (1600 US HWY 80, 997 Santa Maria Dr, 900009 Santa Maria Dr)
1973: Rezoned to A-1 (1600 US HWY 80, 997 Santa Maria Dr, 900009 Santa Maria Dr)
1983: Rezoned to PD – Multifamily (1600 US HWY 80, 997 Santa Maria Dr, 900009 Santa Maria Dr)
1989: Rezoned to PD – Light Commercial (2000 US HWY 80)
2004: Rezoned to Commercial (1600 US HWY 80, 997 Santa Maria Dr, 900009 Santa Maria Dr)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C - Commercial	Entertainment Use (go-cart and batting cages), Legal Nonconforming Residence
EAST:	C - Commercial	Undeveloped/Vacant Land
SOUTH:	C - Commercial	Undeveloped/Vacant Land
WEST:	PD - Planned Development	Entertainment Uses (movie theater and restaurants)

CASE SUMMARY

The applicant proposes to assemble four parcels of land totaling 38 +/- acres to develop a commerce park. The proposed development includes three buildings totaling 542,846 square feet. The building uses will be office and warehouse, with the potential for light manufacturing. The applicant also described other potential tenants in their Letter of Intent as “retail hybrid.” “These companies are retail in nature with clients being able to visit this location to shop for furniture or pick up a new plumbing part.”

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the US 80 Special Planning Area, which covers the areas northeast and south of US 80 and IH-635 interchange. The vision for the US 80 Special Planning Area is “to create an office and commercial district with revitalized existing development and new office space along the highway. North of US 80 is revitalized commercial development and new office space to create a business district supporting small office and commercial development. South of US 80 is a premier office campus development located at the highly visible intersection of two major highways. New Class A office and retail is complemented by outdoor amenities that utilize existing natural features and serve the adjacent residential area.”

The *Mesquite Comprehensive Plan* further states for “South of US 80 should be branded as a Premier office location. The site should be home to Class A office space in a campus development and retail along the highway. In addition, the natural features on-site should be incorporated into its design as an amenity with a walking trail or outdoor seating. Complementary uses such as neighborhood retail should be encouraged to complement Class A office space and serve the neighboring residential area. Development along US 80 should consist of retail or office development. Any development along a highway should be encouraged to be constructed to a higher aesthetic standard due to the visibility from the highway. Uses with outdoor storage should be limited in this area.”

STAFF COMMENTS:

It is City staff's opinion that the proposed development is compatible with the vision laid out by the *Mesquite Comprehensive Plan*. While the proposed development is not solely an office campus, it does offer Class A office space in a campus-style development with a significant amount of landscaping. From a market standpoint, staff does not anticipate demand for a large office campus. Instead, we expect to see multipurpose buildings such as what is being proposed that allow potential tenants to have high-quality office space, light manufacturing, and distribution in one location. An example of this is Elements International (furniture company) which consolidated its headquarters and shipping hub to one building in the Skyline Trade Center.

PLANNED DEVELOPMENT STANDARDS

While the proposed rezoning was submitted and noticed as a Planned Development – Industrial request, staff is recommending a rezoning to Planned Development – Commercial. Given the location and proximity to residential, staff and applicant agreed that a base zoning of Commercial was more appropriate than Industrial. The proposed PD will incorporate the Commercial zoning district as its base zone with all applicable regulations and uses, as amended, from the Mesquite Zoning Ordinance. However, the proposed PD will restrict certain retail uses and require manufacturing uses to obtain a Conditional Use Permit. The PD would allow warehouse distribution and light assembly uses as defined in the PD by right. Provided as Exhibit B (attachment 6), the proposed PD will include several changes to the development standards for the proposed development. It is Staff's opinion that the changes meet and or exceed the spirit and intent of the Mesquite Zoning Ordinance and *Mesquite Comprehensive Plan*.

LOT, SETBACK, AND HEIGHT REGULATIONS

	REQUIRED	PROPOSED
Maximum Lot Coverage	75%	75%
Minimum Front and Exterior Side Yards	25 feet	25 feet
Minimum Interior Side and Rear Yards Adjacent to Nonresidential	0 feet	60 feet
Maximum Structure Height	75 feet	75 feet

As the table shows above, the proposed PD maintains the setback requirements utilized in the current zoning but with an increased building setback from the interior and rear property lines as shown on the Concept Plan.

LANDSCAPING SCREENING REQUIREMENTS

The proposed PD will follow the landscaping requirements currently in the Mesquite Zoning Ordinance with no deviations. The PD will include additional standards requiring wing walls and a living screen for the truck courts when not screened by a building.

LIGHTING STANDARDS

While the Mesquite Zoning Ordinance includes restrictions on glare from being directly onto residential properties, the proposed PD will include additional lighting standards by requiring outdoor lighting be shielded where the light source/bulb is not visible.

PARKING STANDARDS

The proposed PD will follow the parking standards in the Mesquite Zoning Ordinance, except for warehouse and distribution uses. Instead of requiring 1 space for 1,000 square feet of warehouse space, the PD will require 1 space for 1,500 square feet of warehouse space. This revised requirement will reduce the number of required parking.

TRAFFIC AND ACCESS

The proposed development will be accessed from the IH-635 service road and Santa Maria Drive. Currently, Santa Maria Drive is a substandard local street that will not hold up to heavy load vehicle traffic. To address this concern, the PD requires that Santa Maria Drive be improved to a Collector level street to accommodate heavy load vehicles, which the applicant has agreed to improve. The applicant provided a Traffic Impact Analysis (Attachment 6 – TIA Executive Summary), which concluded that the proposed development is not expected to significantly impact the surrounding intersections.

CONCLUSIONS

ANALYSIS

As indicated in this report, the proposed PD will include additional development standards and ensure that the truck courts have a limited impact on surrounding properties. The proposed PD includes only limited deviations from the City's requirements. All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance that apply to the Commercial zoning district. The proposed PD will allow for a quality development that will bring employment to the City and further diversify the City's tax base without adversely affecting the nearby residential area. It is Staff's opinion that the proposed PD meets and/or exceeds the spirit and intent of the Mesquite Zoning Ordinance and *Mesquite Comprehensive Plan*.

RECOMMENDATIONS

Staff recommends approval of the zoning change to PD – Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject properties. As of April 23, 2021, Staff has received one notice in opposition and three in favor of the request (two in favor are from the subject property owners).

CODE CHECK

As of the date of this writing, the site does not have any open code cases.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Applicant's Statement of Intent
6. TIA Executive Summary
7. Exhibit A – Legal Descriptions
8. Exhibit B – Planned Development Standards
9. Exhibit C – Concept Plan
10. Returned Public Notices

Aerial Map: Zoning Case Z0321-0186



Request: Planned Development - Industrial to allow an industrial business park.
Applicant: Mark Cone, LGE Design Group
Location: 1600 E. US Highway 80, 2000 E US Highway 80, 997 Santa Maria Dr, 900009 Santa Maria Dr

Legend

- Area of Request
- Parcels



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map: Zoning Case Z0321-0186



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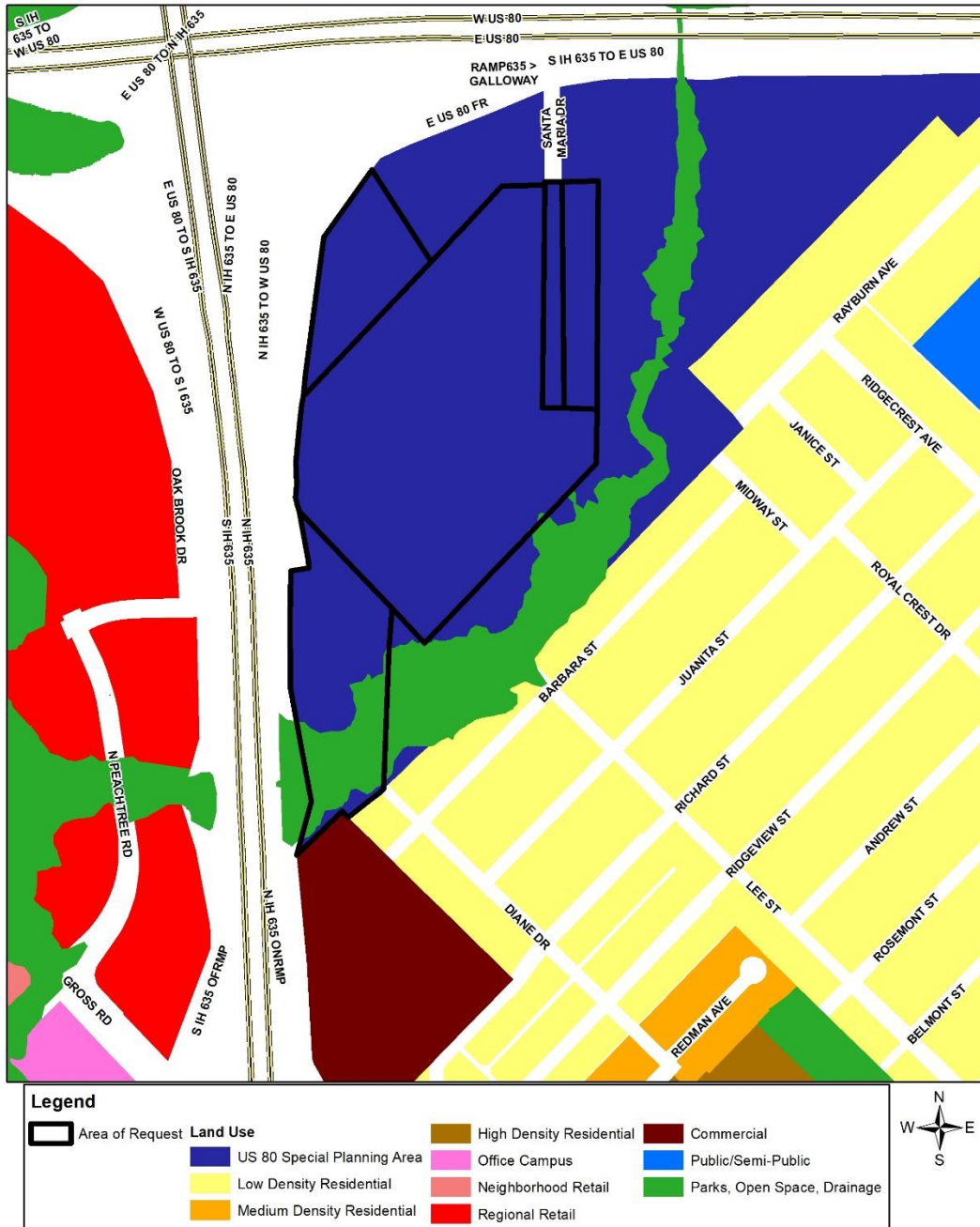
Legend

- Area of Request
- Noticed Properties
- Parcels



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map: Zoning Case Z0321-0186



ATTACHMENT 5 – STATEMENT OF INTENT



Mesquite 635 - Statement of Intent and Purpose

The attached project, currently referred to as Mesquite 635 is being submitted to the City of Mesquite Planning Department for a rezone as a Planned Development. The submittal is being provided for review of the development that includes three office / warehouse buildings that will be constructed in a single phase.

Each building is being designed for potential multi-tenant divisions, which provides the facades with multiple class A business entrances with double height glazing and entry canopies. The elevated design is not held to the entrances alone, the use of tilt panel reveals and offsets along with color, provide a façade that is broken down into smaller sections providing visual interest for tenants and the surrounding community. In addition to the buildings providing a cohesive campus aesthetic the landscape and future signage will complement and enhance the design. The landscape will consist of trees, shrubs, and ground cover that work to enhance the design and screen additional site elements. Building signage will be design to complement the building architecture, materiality and scale.

Our development team wanted to be certain that what the proposed development would meet the future growth plans of the city and be heading in the right direction aesthetically we met with the City Manager and Council Members for both District 3 and 4. One item that came out of our meetings was the requirement for a Traffic Impact Analysis to be included in the PD Submittal.

Numbered items from Page 3 of Application

1. The proposed development is made up of three buildings totally 542,846 square feet, each building will have office and warehouse functions. Based on the building sizes and depths the type of tenants will be what we call a retail hybrid. These companies are retail in nature with clients being able to visit this location to shop for furniture or pick up a new plumbing part. The diversity of tenants at our development allows for residents and those doing business in Mesquite better access
2. The current zoning is a mixture of C- Commercial and LC - Light Commercial. Our new developments proposed zoning and use is I - Industrial and to be used for warehouse / distribution and potential for light manufacturing
3. All property proposed in this development are currently vacant.
4. No residential use proposed for this development.
5. The 2019 Comprehensive Plan identifies this site as part of an area noted as US 80 Special Planning Area, which implies that the site should be office focused and also notes the proximity of industrial developments in this area. Our development will provide Class A office façade aesthetic along 80 and 635 frontage roads. The building uses will be office and warehouse, with the potential for light manufacturing. We believe the proposed use takes the comprehensive plan intent of a single commerce park and provides a design and development that fits the desires of the city.

4925 Greenville Avenue, Suite 350, Dallas, TX 75206

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EXECUTIVE SUMMARY

Lambeth Engineering Associates, PLLC, conducted a traffic impact analysis for the proposed Mesquite 635 which is located southeast of the IH 635/US 80 intersection in Mesquite, Texas. This TIA is being conducted to support a zoning change and site plan approval for City of Mesquite. This TIA is also being conducted for TxDOT to obtain access to the IH 635 northbound frontage road.

The project is planned to be completed in 2022 and is planned to contain three buildings with a total of 542,826 SF. For purposes of this traffic impact analysis, the development is considered an industrial park, which may contain service, warehouse and showroom type uses.

This study evaluated the impact that the proposed development will have on the surrounding roadway network and provides recommended mitigation measures needed to maintain acceptable roadway conditions.

The following roadway intersections were studied in this analysis:

- IH 635 Southbound Frontage Road at Gross Road (signalized)
- IH 635 Northbound Frontage Road at Gross Road (signalized)
- Ridgeview Street at Gross Road (signalized)
- US 80 Eastbound Frontage Road at IH 635 Northbound Frontage Road (unsignalized)
- US 80 Eastbound Frontage Road at Santa Maria Drive (unsignalized)
- US 80 Eastbound Frontage Road at North Galloway Avenue (signalized)
- US 80 Westbound Frontage Road at North Galloway Avenue (signalized)
- Two (2) additional site driveways

A 2% annual growth rate was applied to the existing traffic volumes to project future background volumes. The following study scenarios were analyzed during the weekday AM and PM peak hours.

- 2021 Existing
- 2022 Background
- 2022 Background-Plus-Site
- 2027 Horizon Year Background
- 2027 Horizon Year Background-Plus-Site

After taking into consideration internal trips, the site is projected to generate 217 trips in the AM peak hour (176 inbound and 41 outbound) and 217 trips during the PM peak hour (46 inbound and 171 outbound). The projected weekday total (inbound and outbound) is 2,263 trips.

Below is a summary of findings from the analyses presented in this report.

- The roadway intersections are shown to operate with an overall LOS D or better considering existing, background, and background-plus-site traffic volumes, with the following recommended mitigation.

US 80 EBFR & US 80 WBFR at N. Galloway Avenue – The US 80 EBFR/N. Galloway Avenue interchange has approaches operating at LOS E and F with existing conditions. There are currently 589 vehicles turning left from the US 80 EBFR to N. Galloway Avenue, 223 vehicles proceeding through on US 80 EBFR, and 403 vehicles turning right from US 80 EBFR to N.

ATTACHMENT 6 – TIA SUMMARY



Galloway Avenue. To accommodate existing traffic volumes, it is recommended to add an eastbound lane at the approach so that the eastbound approach may provide dual, left-turn lanes, an exclusive through lane, and an exclusive right-turn lane. Considering these improvements and optimizing the signal timing at the interchange, the interchange is projected to operate at LOS D or better (overall intersections operate at LOS C or better) for all scenarios analyzed.

- The roadway links are shown to operate at LOS D or better considering existing, background, and background-plus-site traffic volumes, with the existing roadway geometries.
- Considering the City of Mesquite guidelines, the projected site-generated volumes and existing through volumes, no right-turn, deceleration lanes are needed at the either of the site driveways. However, when considering TxDOT's guidelines, a right-turn, deceleration lane is required for vehicles entering the site through the Driveway 1, the northern driveway on the IH 635 NBFR.
- TxDOT and the City of Mesquite's desirable sight-distance requirements are satisfied at all driveways.
- All driveways satisfy TxDOT and City of Mesquite driveway spacing criteria.

This analysis shows that the proposed development is not expected to have a significant impact on the surrounding roadway network.

ATTACHMENT 7 – EXHIBIT A – LEGAL DESCRIPTION

Legal Descriptions will be provided in the ordinance for the following properties:

1600 E US HWY 80
2000 E US HWY 80
997 Santa Maria Dr
900009 Santa Maria Dr

ATTACHMENT 8 – EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

1. Except as provided herein, the site plan and landscape plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit C, respectively. The orientation and location of structures, driveways and parking areas shown on Exhibit C may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met.
2. All uses permitted in the Commercial District are allowed on the Property except as modified in Subsections “a – c” of this paragraph. The uses permitted in the Planned Development – Commercial (“PD-C”) are subject to the same requirements applicable to the uses in the Commercial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Commercial District only by Conditional Use Permit (“CUP”) is permitted in this District only by CUP.
 - a. The following uses are prohibited on the Property:
 - SIC Code 32a: Concrete Batch Plants
 - SIC Code 40: Railroad Passenger Terminal
 - SIC Code 61: Alternative Financial Institutions
 - SIC Code 593: Used Merchandise
 - SIC Code 593a: Pawnshops
 - SIC Code 5993: Tobacco Stores
 - SIC Code 7299a: Massage Parlors, Turkish and Steam Baths
 - b. The following uses are allowed within the PD:
 - SIC Code 42: Warehouse Distribution (as defined in Section 3), not including mini-warehousing
 - c. The following uses are allowed only by CUP in this PD:
 - SIC Code 20-399: Manufacturing Uses, general
3. Warehouse Distribution Definition: Warehouse Distribution is defined as a building or facility used for the storage and distribution of items/products, which may include
 - a. receiving, storing, shipping, distributing, preparing, and selling items/products and serving as a pick-up/drop-off location for items/products;
 - b. the parking, storage, incidental maintenance, fueling and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery and trailers, including outdoor loading and unloading;
 - c. printing;
 - d. limited assembly as defined below;
 - e. warehouse and office use;
 - f. using, handling or storing materials in the ordinary course of business, including any packaged merchandise to be sold, handled, and/or held for shipment to customers, maintenance of trucks and machinery, and fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in this definition;

- g. installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment;
- h. installing and operating battery storage systems, electrical generators, and fuel tanks; and
- i. ancillary and related uses for any of the foregoing, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis.

Definition:

Limited Assembly - The assembly of finished products or parts, predominantly from previously prepared materials, but excluding basic industrial processing. Such operations shall be determined by Health, Fire, and Building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

- 4. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance except as provided herein: One (1) space for every 1,500 square feet of gross floor area used for distribution, warehousing or storage. Reduction in this requirement may be provided by Section 3-405 of the Mesquite Zoning Ordinance.
- 5. The overnight parking of heavy load vehicles and/or unmounted trailers is permitted as defined in Section 3-600 of the Mesquite Zoning Ordinance in areas designated on the Concept Plan, if it is associated with a valid certificate of occupancy of the Property.
- 6. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face a public right-of-way without screening. This includes the truck court at Building B as shown on the Concept Plan shall have screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303D. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.

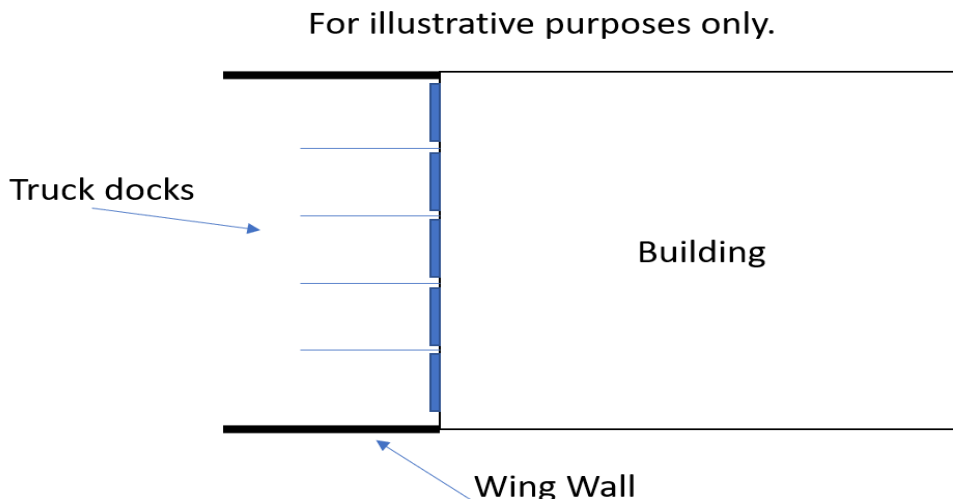
A Solid Landscape Hedge under Mesquite Zoning Ordinance's Section 1A-303.D. shall consist of large evergreen shrubs or small ornamental evergreen trees a minimum eight feet (8') in height at time of planting. These shrubs/ornamental screening plants shall be planted a maximum of eight feet (8') on center and be full to the ground. Mature plant growth should provide continuous screening. Acceptable Screening species include, but are not limited to, Magnolias, Hollies, Cedars, or Junipers.

- 7. Unless oriented to the rear of the Property or screened from a public right-of-way, primary outdoor storage yard, including heavy load vehicles and unmounted trailers, as defined in section 3-600 of the Mesquite Zoning Ordinance shall be prohibited.
- 8. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance for district screening.
- 9. No access shall be permitted to Diane Drive.

10. No Certificate of Occupancy shall be issued for any use requiring heavy load vehicles on the subject property until the following improvements are completed in compliance with all applicable city standards:
 - a. Santa Maria Drive from the subject property north to the U.S. Hwy 80 right-of-way shall be reconstructed to the City of Mesquite specifications for a Collector Street as identified in the Mesquite Engineering Design Manual and the City of Mesquite Thoroughfare Plan (“Mesquite Thoroughfare Plan”), as amended.

11. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards.
 - a. Light sources shall be concealed or shielded with luminaries with shielding, skirts, or cut-offs with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent Property. For purposes of this provision, “cutoff angle” is defined as the angle formed by a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
 - b. In no case shall exterior lighting add more than one footcandle to illumination levels at any point off-site.
 - c. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.
 - d. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 - e. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
 - f. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

12. A wing wall shall be installed to screen the truck docks (see illustration). The wing wall height may exceed 8-ft in height, with the final size to be determined during the site plan review process.



ATTACHMENT 9 – EXHIBIT C – CONCEPT PLAN



SEC 635 & HIGHWAY 80
 TOTAL BUILDING AREA: 542,926 S.F.
 SITE AREA: 41-1,870,829 S.F. (98.35 AC.)
 LOT COVERAGE: 32.5%
 ZONING: LC (LIGHT COMMERCIAL) & C (COMMERCIAL)

REQUIRED PARKING:
 OFFICE: 41-50,000 S.F./200 = 167 SPACES
 WAREHOUSE: 482,926 S.F./1,000 = 483 SPACES
 680 TOTAL PARKING SPACES REQUIRED

PROVIDED PARKING:
 1,110 CARS/1,000
 * PARKING VARIANCE REQUIRED

SEC 635 & Highway 80
 Mesquite Texas
 2021_03_31

This site plan is a conceptual design only. It is not intended to be used for any other purpose without the approval of the appropriate authorities.

1" = 100'
 0' 30' 60'

IGE DESIGNGROUP
 PRELIMINARY SITE PLAN
 IGE DESIGNBUILD

SEC 635 & Highway 80

ATTACHMENT 10 – RETURNED PUBLIC NOTICES

MESQUITE
T E X A S
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CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1600 E. US Highway 80, 2000 E US Highway 80, 997 Santa Maria Dr, 900009 Santa Maria Dr
(See attached map for reference)

FILE NUMBER: Z0321-0186

APPLICANT: Mark Cone, LGE Design Group

REQUEST: From: Commercial, Planned Development – Light Commercial No. 2646 and No. 2647
To: Planned Development – Industrial

The requested Zoning Change would allow for an industrial business park in addition to other uses allowed in the 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.

LEGAL DESCRIPTION
As being 32.290 acres in the Daniel Tanner Survey, Abstract No. 1462

PUBLIC HEARINGS
The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, April 26, 2021, located at 757 N. Galloway Ave.
The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, May 17, 2021, 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 April 22nd to be included in the Planning and Zoning Commission packet and by April 30th to 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: Z0321-0186
I am in favor of this request Name (required) ASHIQ ALI KANJI
I am opposed to this request Address of Noticed Property: _____
Owner Signature: Ashiq Ali Kanji Date: 4-19-2021

Reasons (optional): City may collect more tax and spent for the betterment of Mesquite.

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

RECEIVED
APR 20 2021
PLANNING AND ZONING

ATTACHMENT 10 – RETURNED PUBLIC NOTICES



RECEIVED

APR 21 2021

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

PLANNING AND ZONING

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(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: Z0321-0186 Name:(required) MARCUS BENSERS
I am in favor of this request Address of 994 Santa Maria
Noticed Property:
I am opposed to this request Owner Signature: [Signature] Date: 4-17-2021

Reasons (optional): Santa Maria will become a HIGH TRAFFIC street that will be expanded. This will also shoot up our property taxes even more.

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

I'm also the owner of 1524 & 1510 and not sure why they were not part of the noticed parties but it should have been.

A BIG NO

ATTACHMENT 10 – RETURNED PUBLIC NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **May 17, 2021**, 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 April 22nd to be included in the Planning and Zoning Commission packet and by April 30th to 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: Z0321-0186
I am in favor of this request Name (required) FAROO KHAN
Address of 1600 E. US HWY 80
Noticed Property: _____
I am opposed to this request _____ Owner Signature: _____ Date: _____

Reasons (optional): THIS WILL GENERATE HIGH REVENUES FOR MESQUITE & ITS HIGH VISIBILITY WILL SPUR MORE INTEREST & INVESTMENT IN THE AREA.

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

RECEIVED
APR 21 2021
PLANNING AND ZONING

ATTACHMENT 10 – RETURNED PUBLIC NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1600 E. US Highway 80, 2000 E US Highway 80, 997 Santa Maria Dr, 900009 Santa Maria Dr
(See attached map for reference)
FILE NUMBER: Z0321-0186
APPLICANT: Mark Cone, LGE Design Group
REQUEST: From: Commercial, Planned Development – Light Commercial No. 2646 and No. 2647
To: Planned Development – Industrial

The requested Zoning Change would allow for an industrial business park in addition to other uses allowed in the 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.

LEGAL DESCRIPTION

As being 32.290 acres in the Daniel Tanner Survey, Abstract No. 1462

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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: Z0321-0186
I am in favor of this request Name:(required) _____
I am opposed to this request _____ Address of Noticed Property: 2000 E US HWY 80, 997 SANTA MARIA DR
Owner Signature: [Signature] Date: 4/18/2021

Reasons (optional): THIS WILL BE FOR BETTER ECONOMIC DEVELOPMENT OF THE CITY

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

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