

FILE NO.: Z0918-0064

P&Z HEARING DATE:

October 22, 2018

COUNCIL DATE:

November 5, 2018

GENERAL INFORMATION

APPLICANT: WRA Architects, Inc., on behalf of Mesquite ISD (MISD)

REQUESTED ACTION: Rezone from Planned Development (PD) – Single Family Residential to Planned Development – Single Family Residential with a Conditional Use Permit to allow a middle school

LOCATION: 101 Holloman Road, generally located to the South of Horn High School

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The 35 +/- acres site is undeveloped.

SURROUNDING LAND USE AND ZONING (see attached map): To the east is soon to be Ridge Ranch subdivision zoned PD – Single Family. To the north is Horn High School zoned Agriculture. To the south and west is undeveloped property zoned PD – Single Family.

ZONING HISTORY: 1984: Annexed and zoned Agriculture.
2002: Zoned PD – Single Family (Lucas Farms)

PLATTING: The property is currently unplatted. A plat will be required with development.

GENERAL: The applicant is requesting a Conditional Use Permit (CUP) to allow a 193,000 square-foot middle school generally located between Horn High School and Achziger Elementary School. The new school will be MISD's tenth middle school that will have a 1,200-student capacity and is anticipated to be complete in the Summer of 2020. The funding for the new middle school was approved as part of the 2018 MISD Bond election.

Earlier this year, City Council approved a text amendment to the Mesquite Zoning Ordinance (MZO) to require all new or expanding primary and secondary schools to obtain a CUP. In addition, the text amendment requires that applicants submit a Traffic Impact Analysis (TIA) with the Conditional Use Permit for review by the Traffic Engineering Division of the City. The applicant provided a completed TIA to the Traffic Engineering Division. The Manager of Traffic Engineering reviewed the TIA and found it to be acceptable.

STAFF COMMENTS

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The Mesquite Comprehensive Plan designates the subject property as Low Density Neighborhood. The Plan describes the intent of the Low Density Neighborhood designations as follows:

The Low Density Neighborhood designation sets aside residential areas of lower than average densities to provide larger lots and increased privacy, thereby assuring that a full range of housing choices are available in the City. This designation is applied in existing areas of R-1-standard homes and in developing areas in the southeast sector of the City which have high levels of accessibility and where new, updated development standards, including special design features and amenities, can be applied.

The subject property was rezoned in 2002 to a PD – Single Family Residential as part of a larger master-planned community called Lucas Farms. The PD includes standards and amenities in conformance with the Comprehensive Plan. The PD anticipated that MISD would possibly locate one or more school facilities within Lucas Farms. Staff does not expect the proposed use to conflict with the Mesquite Comprehensive Plan or with the Lucas Farms PD.

Mesquite Zoning Ordinance Sec. 5-303: Review Criteria for Conditional Use Permits (*Staff comments are provided below each criteria.*)

1. Existing Uses

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The proposed use is compatible with surrounding residential uses. The proposed use also conforms to the current zoning of the subject property as well as to the Comprehensive Plan. It is not anticipated that the proposed use will have an adverse impact on the surrounding area.

2. Vacant Properties

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Staff does not expect this proposed use to impact the development or redevelopment of any nearby property. The proposed school can be an incentive to attract additional residential developments in the area.

3. Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

The applicant will be required to provide adequate utilities, access roads and drainage facilities to the site. This will involve building two new access roads and extending water and sewer to the 35 acre site.

4. Parking

Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

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The proposed middle school will be required to provide sufficient parking spaces and stacking.

5. Performance Standards

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff anticipates no disturbances to neighboring businesses as a result of the proposed use.

Analysis

The proposed CUP to allow a new middle school is consistent with the future land use designation of the Comprehensive Plan as well as with the existing PD zoning. The proposed middle school will serve as an additional amenity to the adjacent residential development that is underway called Ridge Ranch and the eventual development of Lucas Farms. As indicated previously, the applicant submitted a TIA which the Manager of Traffic Engineering reviewed and has accepted its preliminary findings. The TIA states that based on the initial enrollment of 1,200 students, the model estimates an average queue length of 2,000 feet with a maximum length of 2,300 feet for high demand days for drop-offs and pick-ups. The proposed layout of the middle school will have over 3,080 feet of queueing capacity which is sufficient to meet the anticipated demand and will allow for queueing of drop-offs and pick-ups without backing up into the streets.

RECOMMENDATIONS

Staff recommends approval of the Conditional Use Permit to allow the middle school with the following stipulation:

1. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary.

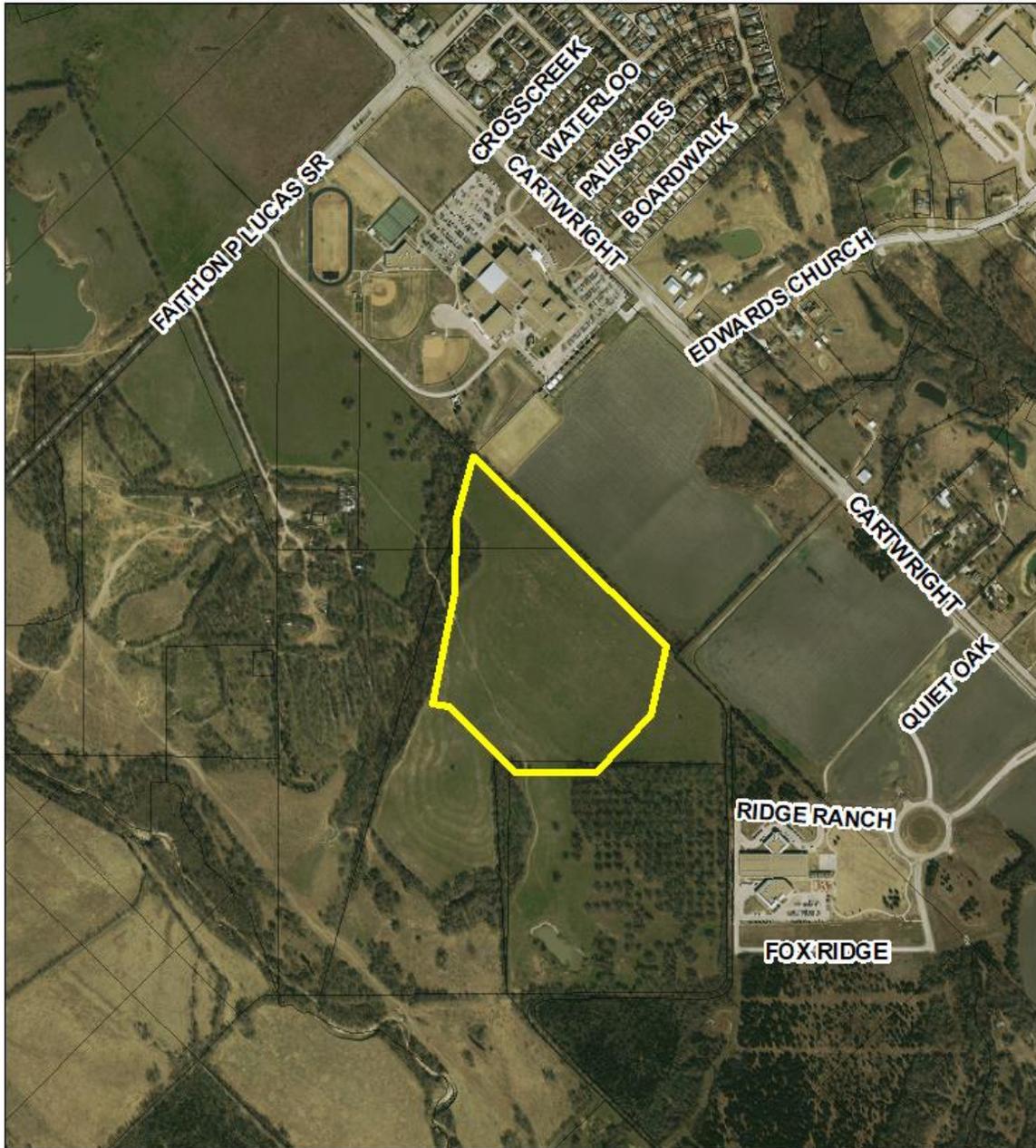
PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. As of this date, Staff has not received any responses to the request.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Site Pictures
- 5 – Concept Plan

Attachment 1 – Aerial Map



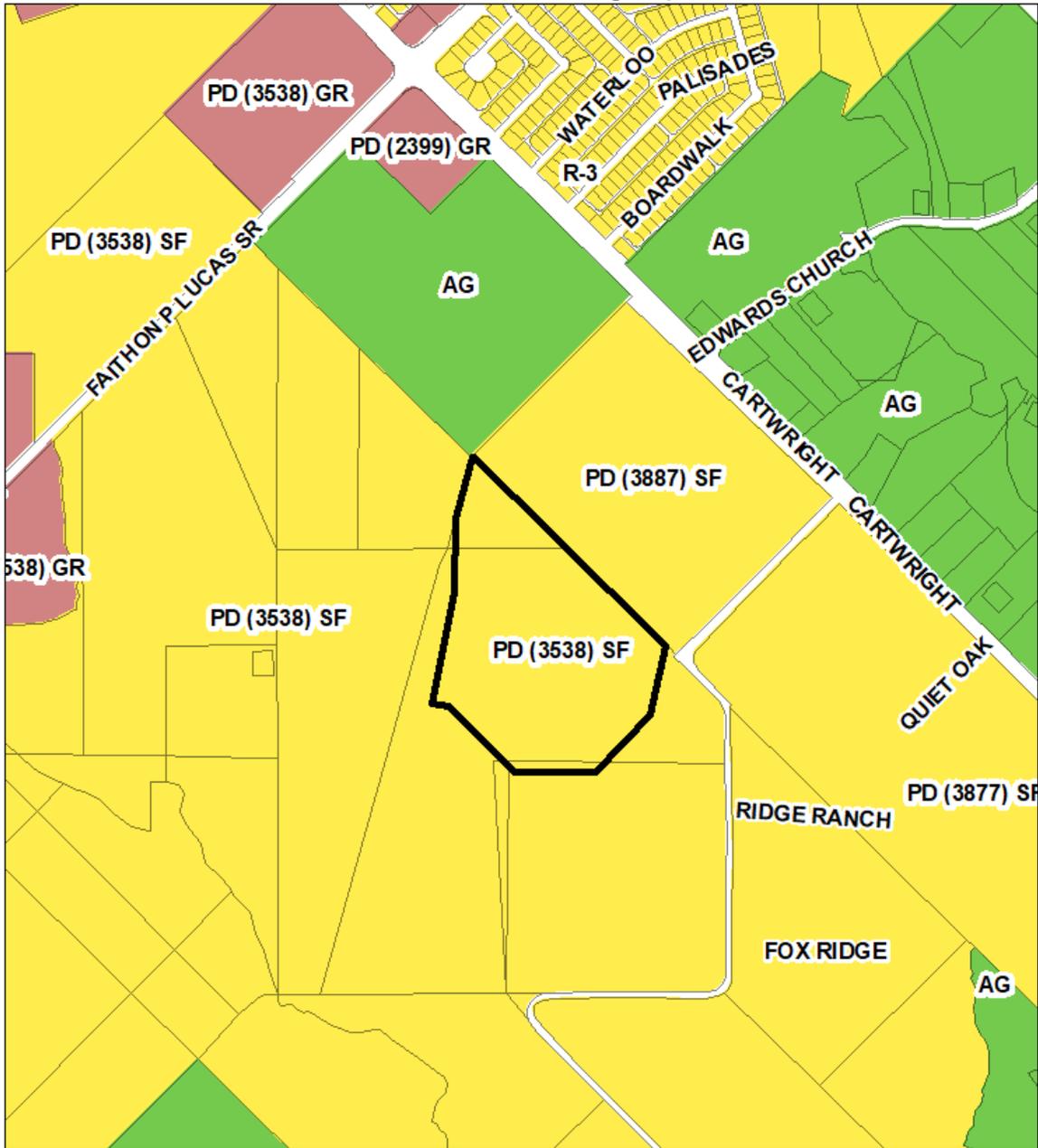
Request: Rezoning from PD-Single Family to PD-Single Family with a Conditional Use Permit to allow a middle school.
Applicant: WRA Achitects, Inc. on behalf of Mesquite ISD.
Location: 101 Holloman Road

Legend

 Subject Property



Attachment 2 – Zoning Map



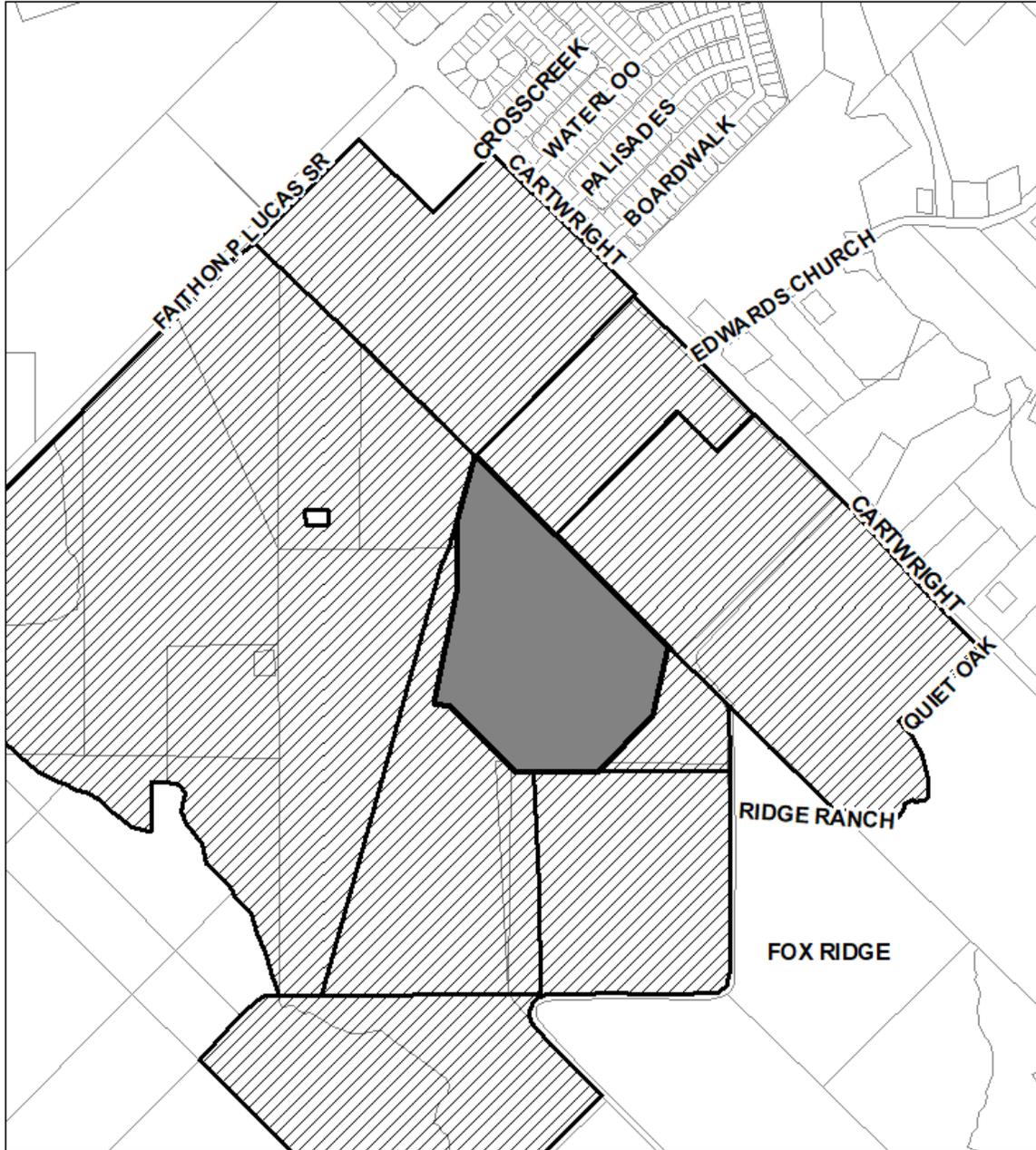
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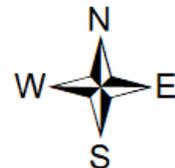
Attachment 3 – Notification Map



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Legend

-  Subject Property
-  Noticed Properties



Attachment 4 – Site Pictures



Looking west from intersection of E. Cartwright Rd and Edwards Church Rd



Looking west from intersection of E. Cartwright Rd and Holloman Rd