



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0224-0345
REQUEST FOR: Planned Development - Commercial
CASE MANAGER: John Cervantes, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 8, 2024
City Council: Monday, April 15, 2024

GENERAL INFORMATION

Applicant: Emily Zoellner, Manhard Consulting.
Requested Action: Zoning Change from Commercial and R-2 Single Family to Planned Development – Commercial to allow an office warehouse development.
Location: 21900 IH 635, 22000 IH 635, and 22100 IH 635

PLANNING AND ZONING ACTION

Decision: On April 8, 2024, the Planning and Zoning Commission voted 5-1 (Commissioner Cumby dissenting) to recommend approval of the zoning change to PD – Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan), with the following stipulation modifying the development standards:

- a. The following uses are allowed only by CUP in this PD:
i. SIC Code 42: Warehousing Distribution (as defined in Section 3), not including mini-warehousing

Video of the Commission meeting is available online (item 5).

SITE BACKGROUND

Platting: N/A
Size: 51.19 +/- acres
Current Zoning: C, Commercial and R-2, Single Family Residential
Future Land Use: Commercial, Parks, Open Space, Drainage
Zoning istory: 1951: Annexed
1955: Zoned A-1 and R-2 Residential
1972: Portion rezoned from A-1 and R-2 Residential to Commercial
1974: Portion rezoned from A-1 to Commercial
2005: Portion rezoned from A-1 to Commercial

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-C, Planned Development – Commercial (Ord. 5060) & Split Zoned C, Commercial and R-3, Single Family Residential within Military Parkway – Scyene Corridor Overlay	Undeveloped/Floodplain/ Warehouses
EAST:	R-2, Single Family Residential & R-3, Single Family Residential	Undeveloped / Floodplain
SOUTH:	SF-PD – Single Family Residential Planned Development (Ord.4935)	Undeveloped / Floodplain
WEST:	ROW	Interstate 635

CASE SUMMARY

The applicant is requesting the rezoning of three tracts of land (Property), including approximately 51.19 acres, from “C,” Commercial and “R-2,” Single Family Residential zoning districts to a Planned Development with an underlying zoning district of “C,” Commercial to allow for the construction of an office warehouse development.

According to the proposed Concept Plan, if approved, the development will include three buildings: Building A, Building B, and Building C. Building A will include 58,080 square feet, Building B will include 75,840 square feet, and Building C will include 95,680 square feet for a total of 229,600 square feet of floor space. Associated parking will allow for 356 spaces or 56 spaces over the required amount of 300. A truck court will accompany each building, including parking for heavy-load vehicles, overhead doors, and loading docks. The majority of the Property is encumbered with floodplain, as identified on the Concept Plan. The portion that the applicant proposes to remove from the floodplain is identified as “proposed reclamation.” The applicant will be seeking a letter of map revision/conditional letter of map revision from FEMA to potentially remove the floodplain areas from the property.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within two future land use designations: Commercial and Parks, Open Space and Drainage, with much of the property located within the Commercial land use designation. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments within this category are larger and more intense than those in the Neighborhood Retail category. Land use types include retail, hotels, restaurants, big box retailers and personal services. The Parks, Open Space and Drainage land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Preservation of these areas as public and neighborhood-oriented open spaces, incorporating trails and drainage which are left in a natural state is recommended. Active or passive recreation playing fields, recreational

facilities, trails and playgrounds are recommended uses. Supporting uses include related storage of maintenance facilities.

STAFF COMMENTS:

It is City staff's opinion that the proposed development is compatible with the vision laid out by the *Mesquite Comprehensive Plan*. The proposed development along the frontage of IH-635 is buffered from the existing residential neighborhoods by the natural flow of the floodplain and the accompanying forested area to the east. In addition, the Property is located next to IH-635 with similar projects in the vicinity. For example, a larger but comparable development can be found northeast of this property on Military Parkway that was approved through a planned development for an industrial park. The proposed use and development standards are more in line with the Light Industrial land use designations, which supports less intense industrial developments such as limited assembly and storage. Thus, ensuring that the intensity of the development reduces any negative impact on the surrounding area.

PLANNED DEVELOPMENT STANDARDS

SECTION 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 applicant is requesting a rezoning to Planned Development (PD) – Commercial. 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 as provided as Exhibit B (attachment 8). 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*.

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:

LANDSCAPING SCREENING REQUIREMENTS

The proposed PD will follow the landscaping requirements currently in the Mesquite Zoning Ordinance with no deviations. The PD will require the truck court (including heavy-load vehicle parking, overhead doors or loading docks) to not face a public right-of-way without screening. In addition, a six (6) foot wrought iron fence and landscape hedge may be used as alternative screening abutting the residential district on the eastern property line along the forested floodplain area.

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 to be shielded where the light source/bulb is not visible.

TRAFFIC AND ACCESS

The proposed development will be accessed from the Interstate 635 frontage road. Currently, the road is a two-lane access road that connects New Market Rd to Military Parkway as a one-way, northbound thoroughfare. Staff has concerns regarding the accessibility of the Property, particularly by heavy-load vehicles, as a north-bound ramp south of the New Market overpass does not exist to provide a direct approach from Interstate 635. In its current form, potential traffic may flood onto New Market Road from either S. Belt Line Road or Rodeo Center Blvd. On either side of IH-635, there are a number of residential properties fronting on New Market Road and Rodeo Center Blvd. The applicant sought to provide a more direct access by extending a driveway south from an existing curb cut on Military Parkway to the Property without using New Market Road, but a deal could not be secured with the neighboring property owner to the north. The applicant proposes prohibiting heavy-load vehicle traffic on New Market Road east of the frontage road.

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

Should the Planning & Zoning Commission recommend approval of the zoning change to PD – Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan), Staff suggests modifying the development standards and requiring the following stipulation:

- b. The following uses are allowed only by CUP in this PD:
 - i. SIC Code 42: Warehousing Distribution (as defined in Section 3), not including mini-warehousing

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject properties. As of April 29, 2024, Staff has received nineteen online returned notices opposed to the proposal.

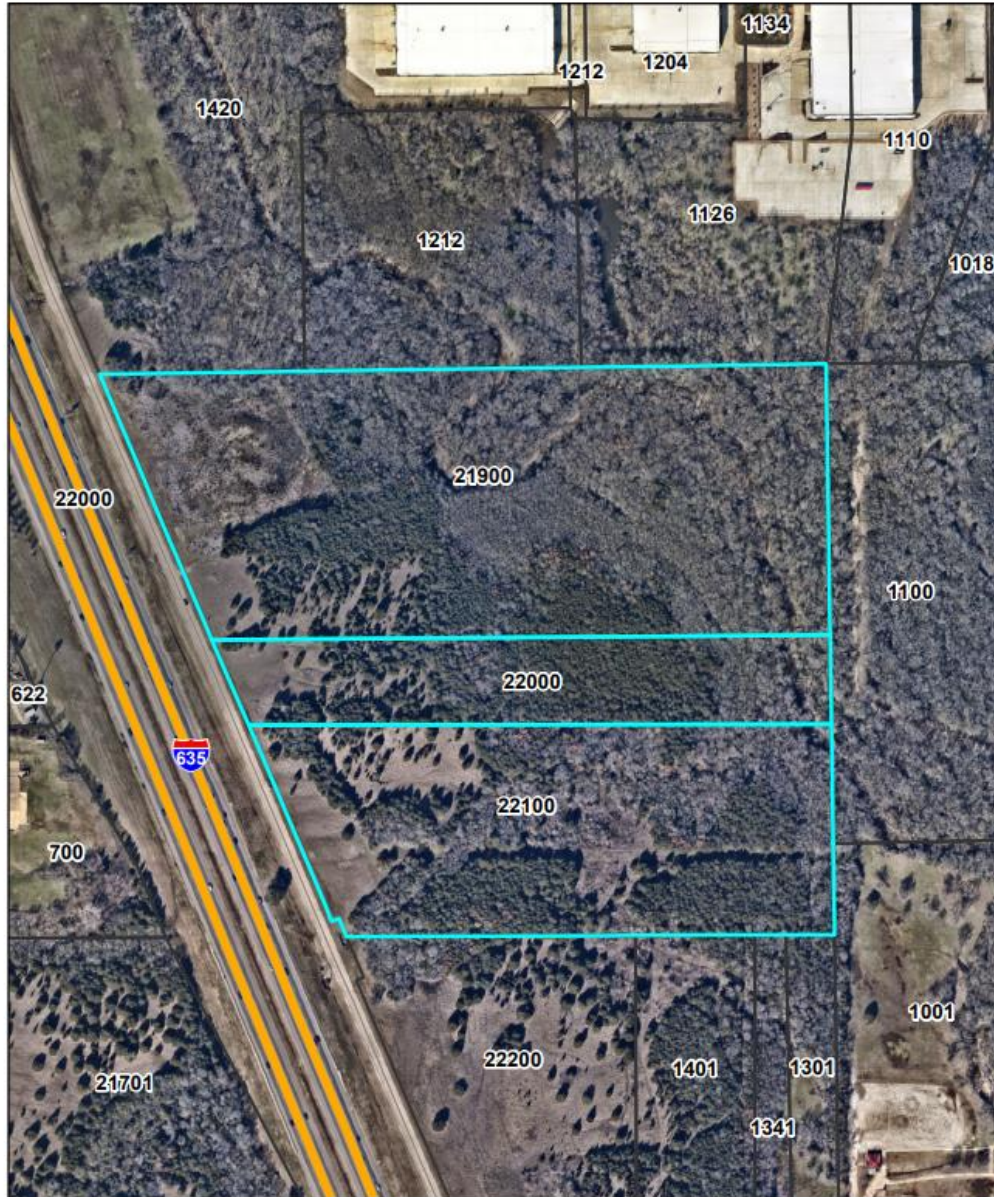
CODE CHECK

As of the date of this writing, the Property 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. Site Photos
7. Exhibit A – Legal Descriptions
8. Exhibit B – Planned Development Standards
9. Exhibit C – Concept Plan
10. Returned Notices


Aerial Map



Location:

- 21900 IH 635
- 22000 IH 635
- 22100 IH 635

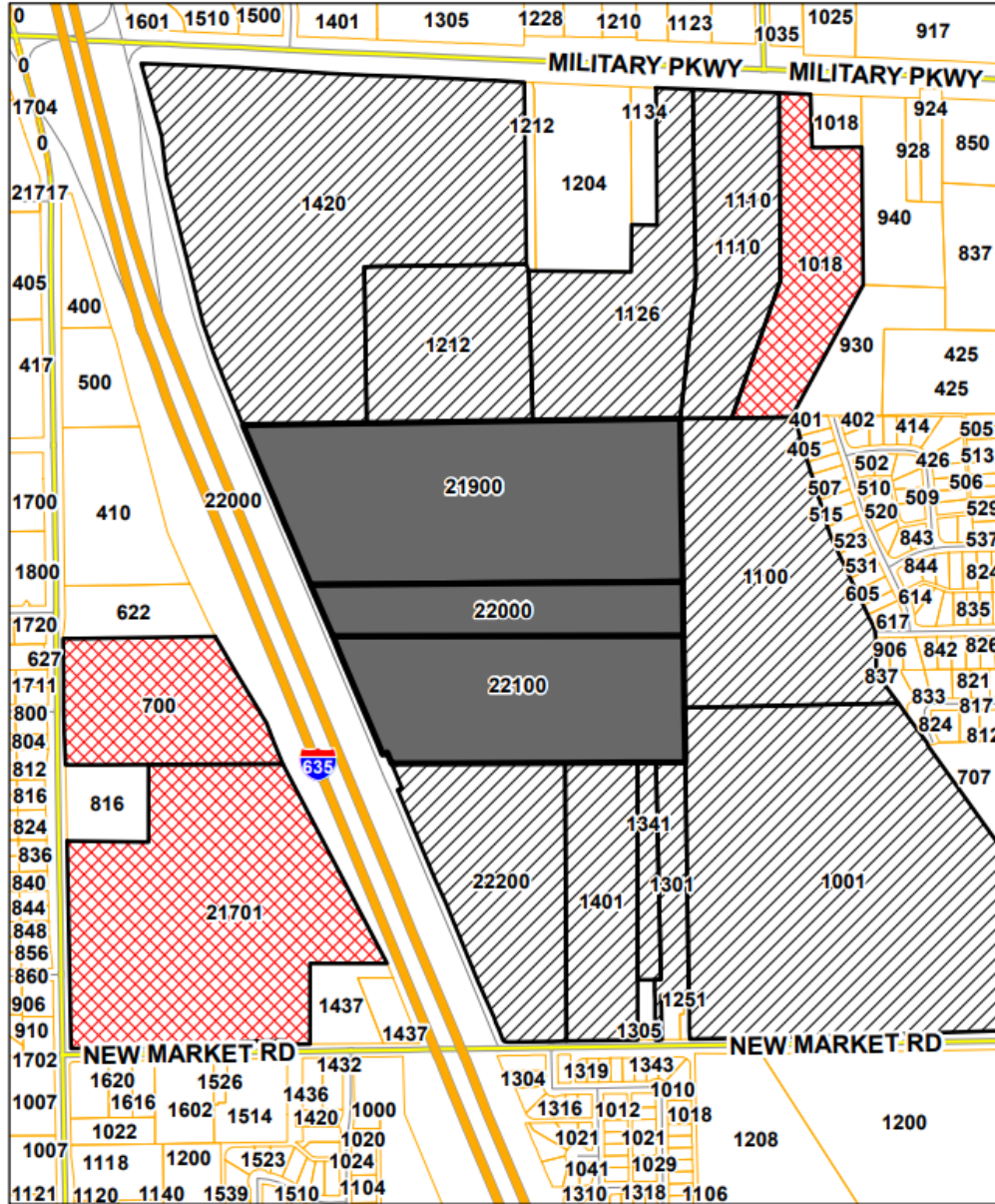
Legend

 Subject Property

0 95 190 380 570 760 Feet






Notification Map



Location: 21900 IH 635, 22000 IH 635, and 22100 IH 635



Legend

-  Subject Property
-  Notified Properties
-  Courtesy Notice Properties

Zoning Map



Legend - Base Zones

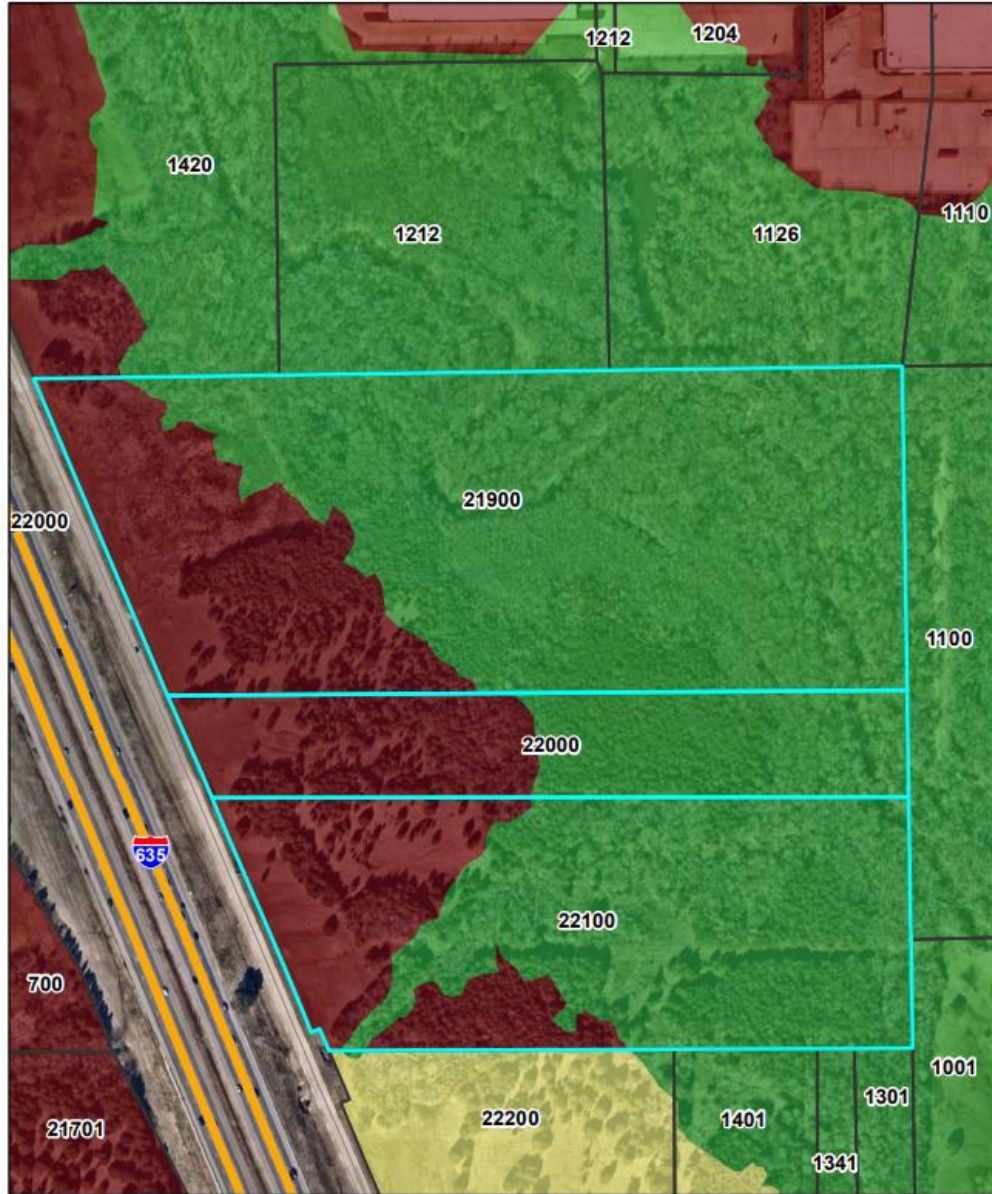
- | | | | |
|---|---------------------|---|----------------|
|  | Subject Properties |  | Commercial |
|  | Planned Development |  | SF Residential |

Property Address -

- 21900 IH 635
- 22000 IH 635
- 22100 IH 635







Future Land Use Map



Address: 21900 IH 635, 22000 IH 635, and 22100 IH 635

Legend

- | | |
|---|---|
|  Subject Properties |  Commercial |
|  Parks, Open Space, Drainage |  Low Density Residential |





635 Military – Statement of Intent and Purpose

The attached project, currently referred to as 635 Military 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.

The buildings are being designed in a manner that is more focused on smaller users under 100,000 square feet. These types of users include service-based businesses, growing businesses, or users that have always wished to have a freestanding facility. They typically have less truck traffic more focused on box truck delivery and less tractor trailer distribution. The buildings are also designed for potential multi-tenant divisions, which provides the high-end storefronts with multiple class A business entrances, double height glazing, and entry canopies to match our current project MESQUITE 635. 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 an amiable 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 designed to complement the building architecture, materiality, and scale. All distribution components or loading / unloading traffic will be focused on the eastern side of the site, behind the buildings, heavily screened from IH 635.

Numbered items from Page 3 of Application

1. The proposed development is made up of three buildings totally 229,600 square feet, the buildings will have office and warehouse functions. Based on the building sizes and depths the type of tenants will be what we call a retail, showroom, office hybrid with a distribution component. 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, for instance. 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 R-2 Residential. Our new developments proposed underlying zoning and use is LI – Light Industrial and to be used for office / warehouse / distribution and potential for light manufacturing.
3. All property proposed in this development are currently vacant land.
4. No residential use proposed for this development.
5. The comprehensive plan indicates that a supporting use of office and retail is desired for this location, which is provided in this product type geared towards catering to vehicular traffic, the intent of this development is to target, but not limited to, showroom tenants, office tenants, last mile pickup, wholesalers, service providers, and other similar types of users for these buildings. The majority of the eastern portion of the site will remain a part of the flood zone which follows the category that is listed in the future use comprehensive plan, for open space, and drainage. We believe the proposed use takes the comprehensive plan intent of commercial / corridor development with part of the property being used for open space, and drainage 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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Site from frontage road, facing northeast.



Site from frontage road, facing southeast.

ATTACHMENT 7 – EXHIBIT A – LEGAL DESCRIPTION

51.19 Acres
McKinney & Williams Survey, Abstract No. 1031,
City of Mesquite, Dallas County, Texas

BEING a 51.19 acre tract of land located in the McKinney & Williams Survey, Abstract No. 1031, in the City of Mesquite, Dallas County, Texas and being all of that certain tract of land described in Special Warranty Deed to Veggies House LLC as recorded in Instrument Number 202000219539, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), all of that parcel described in Warranty Deed to Allen Bypass Trtust as recorded in Volume 2001194, Page 497, Deed Records Dallas County Texas (D.R.D.C.T.), and all of that parcel described in General Warranty Deed to Sonia Janeth Espinoza Medina, as recorded in Instrument NO. 201400273270, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "Pate Surveyors" found for the northwest corner of said Veggies House parcel, same being the southwest corner of that parcel described in Special Warranty Deed to Lacy Billy as recorded in Instrument Number 201000054130, O.P.R.D.C.T., and being on the easterly right of way line of Interstate Highway 635 (a variable width right-of-way) and being on the called north line of the McKinney & Williams Survey, Abstract No. 1031, and the south line of the S. H. Miller Survey, Abstract No. 974;

THENCE North 89°45'42" East with said called Survey line, at 1,212.45 feet pass a found 1/2- inch iron pipe for the southeast corner of a City of Mesquite parcel as described in Deed recorded in Volume 94010, Page 762, Deed Records of Dallas County, Texas, (D.R.D.C.T.) same being the southwest corner of that parcel to DW Mesquite Distribution Center as recorded in Instrument No. 202200003557, O.P.R.D.C.T., continuing for a total distance of 1860.32feet to a point for corner, from which a found 1/2-inch iron rod bears North 62°58' West, 41.9 feet and a found 60d nail bears N 17°22' W, 8.6 feet, being on the west line of that tract of land described in Deed to the City of Mesquite (Paschall Park) as recorded in Volume 67116, Page 1403, D.R.D.C.T.;

THENCE South 00°54'06" East, with the called east line of said McKinney & Williams Survey, Abstract No. 1031 and with the west line of said Paschall Park, at a distance of 665.95 feet pass the northeast corner of a that parcel described in Deed to Allen Bypass Trust, as recorded in Volume 2001194, Page 497, D.R.D.C.T., at 882.01 feet pass the southeast corner of said Allen Trust parcel, same being the northeast corner of said Medina parcel, continuing for a total distance of 1414.66 feet to a found 1/2-inch iron rod;

THENCE South 89°34'02" West, with the south line of said Medina tract, a distance of 623.87 feet to a found 1/2-inch iron rod for the common northerly corner of those parcels described in deeds to Kentex Global Homes, LLC as recorded in Instrument No. 2018002389621 and 201900032146, O.P.R.D.C.T.:

THENCE South 88°26'51" West continuing with the north line of said Kentex parcel a distance of 631.41 feet to a point for corner from which a found 1/2-inch iron rod bears South 23°02' E, 6.6 feet, and being on the aforesaid east right-of-way line of Interstate Highway 635;

THENCE northerly with said right of way line as follows:

North 22° 58'48" West, a distance of 50.00 feet to a point for corner from which a found 1/2-inch iron rod bears South 71°59' West, 1.0 feet;

South 67° 01' 12" West, a distance of 20.00 feet to a point for corner;

ATTACHMENT 7 – EXHIBIT A – LEGAL DESCRIPTION

North 22° 58' 48" West, at a distance of 535.14 feet pass a found 1/2-inch iron rod for the common westerly corner of said Medina and Allen Trust parcels, at 768.30 feet pass a found 1/2-inch iron rod for the common westerly corner of said Allen Trust parcel and the Veggies House parcel, continuing for a total distance of 1510.19 feet to the POINT OF BEGINNING and containing 51.19 acres of land more or less.

ATTACHMENT 8 – EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

EXHIBIT B
Page 1 of 3

PLANNED DEVELOPMENT STANDARDS

This Planned Development Commercial (PD-C) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts Commercial base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the Commercial District classification (“C”) 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.
 - b. The following uses are permitted within the PD:
 - i. SIC Code 42: Warehousing Distribution (as defined in Section 3), not including mini-warehousing
 - c. The following uses are permitted within the PD only by obtaining a conditional use permit (“CUP”):
 - i. SIC Code 20-399: Manufacturing Uses, general
2. **Prohibited Land Use.** The following use are prohibited on the property:
 - a. SIC Code 32a: Concrete Batch Plants
 - b. SIC Code 40: Railroad Passenger Terminal
 - c. SIC Code 61: Alternative Financial Institutions
 - d. SIC Code 593: Used Merchandise
 - e. SIC Code 593a: Pawnshops
 - f. SIC Code 5993: Tobacco Stores
 - g. SIC Code 7299a: Massage Parlors, Turkish and Steam Baths
 - h. SIC Code 753: Automobile Repair Shops
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;

ATTACHMENT 8 – EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

EXHIBIT B
Page 2 of 3

- 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:

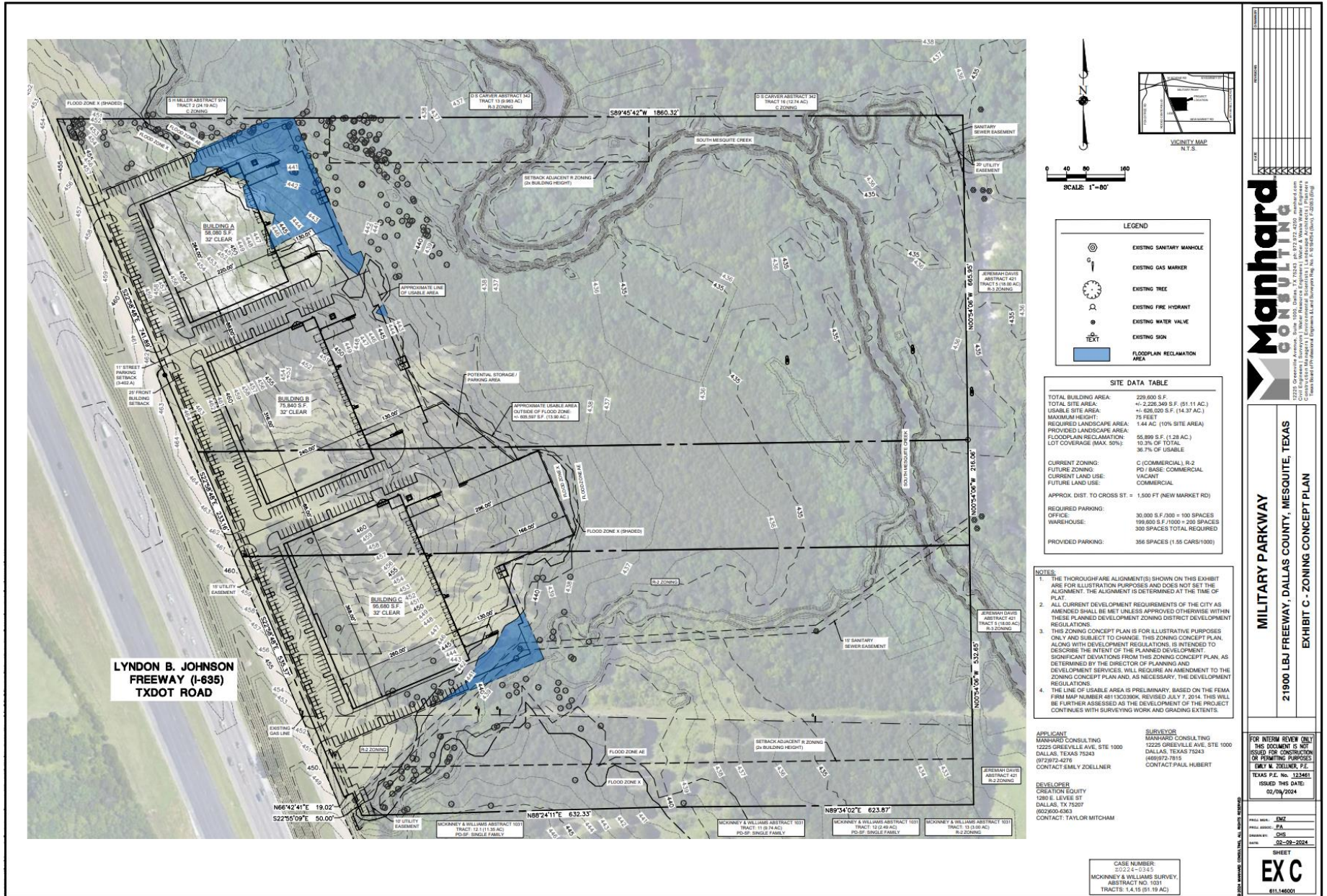
Limited Assembly - The assembly of finished products or parts, predominantly from previously prepared materials, but excluding basic industrial processing. Such operations shall be determined by Health, Fire, and Building officials not to be a hazard or nuisance to adjacent property or the community 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 for warehousing use: 1 space for each 300 square feet of office/display area plus 1 space for each 1,000 square feet of storage/plant area.
- 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.
- 7. A six (6) foot wrought iron fence and landscape hedge may be used for screening abutting a residential district provided;
 - a. The nonresidential use is separated from the nearest residential property by a permanent easement, right-of-way or other feature at least eighty (80) feet in width, assuring the nonresidential use does not directly abut the residential use. This alternative may be utilized where drainage and/or utility easements or rights-of-way lie between a nonresidential use and a residential use, regardless of the actual district zoning of the easement or right-of-way area.

ATTACHMENT 8 – EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

EXHIBIT B
Page 3 of 3

8. 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.



ATTACHMENT 10 – RETURNED NOTICE

4/8/24, 10:35 AM

Mesquite Zoning Case Comment Form

RECEIVED
APR 08 2024
PLANNING AND ZONING

View results

Respondent

80 Anonymous

02:35

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Hunter

3. Please provide your last name. *

Garza

4. Please provide your address. *

507 Riggs circle mesquite tx

5. Please provide your comments on the proposed request. *

We are against the adding of warehouse on the northside of 635 between new market and military pkwy. This could cause serious damage to Paschall park with a creek being taken away.

ATTACHMENT 10 – RETURNED NOTICE

4/8/24, 10:35 AM

Mesquite Zoning Case Comment Form

View results

RECEIVED
APR 08 2024
PLANNING AND ZONING

Respondent
81 Anonymous

01:39
Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Janice

3. Please provide your last name. *

Robinson

4. Please provide your address. *

305 Riggs Corcle

5. Please provide your comments on the proposed request. *

We do not want these warehouses. Traffic is already a nightmare and we will loose beautiful green space to concrete buildings. We don't want this!!!

ATTACHMENT 10 – RETURNED NOTICE

4/8/24, 11:56 AM

Mesquite Zoning Case Comment Form

View results

Respondent

82 Anonymous

11:17

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Ronald

3. Please provide your last name. *

Smith

4. Please provide your address. *

622 CREEKBEND DR
MESQUITE TX 75149

5. Please provide your comments on the proposed request. *

I am against the proposed zoning change
NO MORE WAREHOUSES.

RECEIVED
APR 08 2024
PLANNING AND ZONING

ATTACHMENT 10 – RETURNED NOTICE

4/8/24, 11:56 AM

Mesquite Zoning Case Comment Form

View results

Respondent

83 Anonymous

00:18

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Deborah

3. Please provide your last name. *

Deegan

4. Please provide your address. *

515 Riggs Circle
Mesquite 75149

5. Please provide your comments on the proposed request. *

This will absolutely hurt property value and traffic will be horrendous.
We need more high end housing if we are ever to get the negative stigma of Mesquite removed from peoples minds.

RECEIVED
APR 08 2024
PLANNING AND ZONING

ATTACHMENT 10 – RETURNED NOTICE

4/8/24, 11:58 AM

Mesquite Zoning Case Comment Form

View results

Respondent

84 Anonymous

203:22

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Kyle

3. Please provide your last name. *

Davis

4. Please provide your address. *

923 Tiffany Ln

5. Please provide your comments on the proposed request. *

Not in favor of allowing Warehouses being built on the access road to 635 from New Market. This is residential area and would have heavy trucks traveling through this residential area to access these warehouses. These types of developments are the reason people are leaving Mesquite for surrounding cities.

RECEIVED
APR 08 2024
PLANNING AND ZONING

ATTACHMENT 10 – RETURNED NOTICE

4/9/24, 10:05 AM

Mesquite Zoning Case Comment Form

View results

RECEIVED

APR 08 2024

PLANNING AND ZONING

324:53

Time to complete

Respondent

85

Anonymous

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Lexie

3. Please provide your last name. *

Chapman

4. Please provide your address. *

1042 Lakeshore Dr, Mesquite TX

5. Please provide your comments on the proposed request. *

I do not want warehouses built on 21900, 22000, 22100 hwy 635. I am extremely concerned for my health and well being as well as the impact on our schools and the environment. Mesquite is a beautiful place that people want to live. Who has prioritized keeping our green spaces a priority. However, the building of these warehouses directly contradicts "keep Mesquite beautiful" and the many values we hold. The warehouses will emit tons of pollution, not to mention the increased truck traffic will add to the air pollution and trash pollution. I live in a nice neighborhood and choose to live in Mesquite. I did not sign up to have my life shorted 6 years, which is what studies show happens to the people that live in the direct vicinity. Not to mention, the warehouses will kill the gorgeous bluebonnets that thrive in that area. Many families get joy from taking pictures and enjoying nature in that area specifically. If anything, those bluebonnets should be a protected area!! This decision to build the warehouses will also directly affect our schools through declining property values. Declining property values changes opportunities for education and will change the complete atmosphere of Mesquite. Many families Anjou Paschall park and frequent the area for their baseball and peewee football games. This area and your citizens and future citizens deserve better than warehouses. We deserve clean air, green spaces, and a voice. I speak for many neighbors- we are against the building of warehouses in this area!!!! Stand by your word and Keep Mesquite Beautiful

ATTACHMENT 10 – RETURNED NOTICE

4/9/24, 10:05 AM

Mesquite Zoning Case Comment Form

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Respondent
86 Anonymous

RECEIVED
APR 08 2024 26:34
Time to complete
PLANNING AND ZONING

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Mollie

3. Please provide your last name. *

McClelland

4. Please provide your address. *

1117 Lakeview Dr., Mesquite, Tx 75149

5. Please provide your comments on the proposed request. *

No zoning change in this area.
No more warehouses in Mesquite, especially when they would be close to housing. It drags the home values in our neighborhood down for such an infrastructure to build so close.
What are you planning to do with the water that you'll have to reroute to become "not" a flood zone. Where does it go? How is it going to affect Paschal Park's creek and the children's playgrounds and picnic areas?
Do your funds provide for street upkeep from heavy trucks and their loads?
No one wants shifting gears and groaning truck noises in their own outdoor space. That would not be an improvement for us and I don't think for Mesquite.
Our air quality will continue to go down with the diesel fumes as well as our lung's health.
Not having an exit for New Market has protected our pocket of nice homes. How will these trucks gain access and still stay off New Market? You could always build your own exit off of 635. Brass Pro Shops seem to do that and so could you. We really don't want the warehouse community next to our homes or on New Market.
Your zoning meeting sign is hidden in the grass and a joke.

ATTACHMENT 10 – RETURNED NOTICE

4/9/24, 10:05 AM

Mesquite Zoning Case Comment Form

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87 Anonymous

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PLANNING AND ZONING

09:18
Time to complete

1. Case Number *

20224-0345

2. Please provide your first name. *

Terri

3. Please provide your last name. *

White

4. Please provide your address. *

505 Riggs Circle, Mesquite, TX 75149

5. Please provide your comments on the proposed request. *

Citizens want undeveloped open space. They live here because of the natural environment.
Warehouses do not benefit the citizens of Mesquite. We do not want more warehouses.
We don't want the truck traffic, noise, pollution.
We don't believe our tax dollars should be used to reclaim the floodplains of private landowners.
We don't believe 4-201 (A) should be legal. It means zoning is only for the benefit of developers.
Citizens do not want our potential tax dollars to be given away as incentives to developers.
The neighborhoods adjacent to New Market do not want New Market to be opened up to LBJ.
The notice of zoning change sign was too small, too obstructed, and was not visible for long enough.
This is a tricky dirty deal for citizens.

4/15/24, 11:25 AM

Mesquite Zoning Case Comment Form

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PLANNING AND ZONING

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Respondent

88 Anonymous

02:57

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Diane

3. Please provide your last name. *

Ramsey

4. Please provide your address. *

717 Glenhaven Drive
Mesquite, Texas 75149

5. Please provide your comments on the proposed request. *

After attending the Planning & Zoning Committee meeting last Monday, I am convinced the development at the proposed location is a very, very bad idea. The questions and problems raised by the Committee were more than enough cause for the Council to table this matter for now and to do a lot more research prior to approving a zoning change.

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4/15/24, 11:26 AM

Mesquite Zoning Case Comment Form

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PLANNING AND ZONING

Respondent

89 Anonymous

11:52

Time to complete

1. Case Number *

20224-0345

2. Please provide your first name. *

Donna

3. Please provide your last name. *

Burke

4. Please provide your address. *

904 Haverstraw Place

5. Please provide your comments on the proposed request. *

This rezoning request is a terrible idea. Access to the east side of the access road between New Market is cumbersome in many instances. Additional traffic down New Market will require added vigilance around Moss Elementary and Paschall park. Mesquite does not need more warehouses and many that have been built are empty. Green space is not a bad idea.

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...> 1/2

4/15/24, 11:26 AM

Mesquite Zoning Case Comment Form

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APR 08 2024
PLANNING AND ZONING

View results

Respondent

90 Anonymous

17:49

Time to complete

1. Case Number *

20224-0345

2. Please provide your first name. *

David

3. Please provide your last name. *

Chiles

4. Please provide your address. *

312 Riggs Cir Mesquite TX 75149

4/15/24, 11:26 AM

Mesquite Zoning Case Comment Form

5. Please provide your comments on the proposed request. *

To whom it may concern,

I am writing in regards to the proposed warehouse development on the I-635 service road off of New Market Road. I was not notified regarding these developments from the city- our neighbor raised the alert.

It occurred to me that three large warehouses would create a large volume of commercial traffic. Such would necessarily be the case if this development is considered a part of the larger inland port scheme for Mesquite.

The surrounding roads will prove a challenge in keeping commercial traffic from inundating the neighborhoods off of New Market Rd. Truckers will use whatever routes they please, regardless of which elementary schools (Moss Elementary) or parks (Paschall) lie on their route. These are quiet streets, surrounded by longstanding neighborhoods. To this that rezoning this area to allow warehouse development will not have an impact is not sound planning.

In addition, I have not heard any comment regarding the questionable wisdom of adding so much permeable concrete surface to this area, considering the flooding of the South Mesquite Creek just a couple of hundred yards away was severe enough to result in a drowning fatality as recently as last year. I'm trying to imagine what extraordinary measures must be proposed here to actually lessen the flooding issue on Military Parkway, instead of exacerbating it.

Mesquite is experiencing an incredible surge of development right now, and it is absolutely paramount that our City Council show forward thinking in siting such development in a way that supports our neighborhoods, rather than inundating them with commercial traffic and floodwaters.

Is anyone proposing a consolidation of these and future warehouse developments into Industrial Parks? This can be a wonderful solution to line up access, utilities, and investors. It creates less friction with nearby communities as there's very little upside to locating such massive developments right next to schools and parks.

Thank you for your time and attention.

Best regards,

David Chiles
312 Riggs Cir, Mesquite

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4/15/24, 11:26 AM

Mesquite Zoning Case Comment Form

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APR 08 2024

PLANNING AND ZONING

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Respondent

92 Anonymous

01:02

Time to complete

1. Case Number *

Case No. Z0224-0345

2. Please provide your first name. *

Nancy

3. Please provide your last name. *

Hovenden

4. Please provide your address. *

824 Parkhaven Dr

5. Please provide your comments on the proposed request. *

Our concern are:

1. Does Mesquite even need more warehouses, when the ones we have are sitting vacant?
2. With the city trying to improve the downtown area, how would warehouses, as an entrance to our city, be inviting for visitors?
3. To get to these proposed warehouses, the roads leading to there are already poor and semi's will make it worse
4. Accessing on New Market would make heavy semi traffic through neighborhoods and past Moss Elementary school. Not ideal for attracting families to Mesquite.
5. When we have heavy rains, we already have flooding in Paschall Park. With more Concrete on the higher levels, the flooding will increase.

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7ISbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...> 1/2

4/15/24, 3:22 PM

Microsoft Forms

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Respondent
93 Anonymous

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09:38
Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Daphne

3. Please provide your last name. *

Stacy

4. Please provide your address. *

1108 Lakeview Drive

5. Please provide your comments on the proposed request. *

I am against this because I feel that the traffic will increase the amount of wear on New Market. The safety of the children and staff at Mary Moss will be affected especially during morning and afternoon drop off and pick up times. Please consider our neighborhood schools and our neighborhood top priority when making development decisions. I am also concerned that New Market wear house * will diminish home values in our neighborhood.

4/15/24, 3:22 PM

Microsoft Forms

View results

Respondent

94 Anonymous

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APR 15 2024
10:19
Time to complete
PLANNING AND ZONING

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Holly

3. Please provide your last name. *

Mayrell

4. Please provide your address. *

1124 Majors Circle

5. Please provide your comments on the proposed request. *

We DO NOT want the large warehouses that are planned for the service road between New Market and 635. This is a residential area and we do not want more warehouses especially since there are two that have just been built in that area and are not even occupied. Additionally there is another large one off Peachtree and another off 80 and Gross which are also minimally or not even occupied. Why do we need more of these type of businesses when we already have so many recently built? How about we focus on nicer, cleaner grocery stores that would benefit the average citizen?

4/29/24, 3:06 PM

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Respondent

95 Anonymous

03:45

Time to complete

1. Case Number *

20224-0345

2. Please provide your first name. *

Elizabeth

3. Please provide your last name. *

Simmons

4. Please provide your address. *

1134 Christa Dr, Mesquite, Texas 75149

5. Please provide your comments on the proposed request. *

I have serious concerns about the traffic and ability of the existing roads to handle the loads proposed to this warehouse. Much of the proposed road usage runs right past homes with driveways opening onto the same roads (Rodeo Center Drive and New Market Road). These roads are already becoming more heavily used by the new Iron Horse development. I do not think a warehouse is a good fit for this land due to the lack of good access for trucks to the frontage road.

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4/29/24, 3:06 PM

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Respondent

96 Anonymous

08:56

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Candice

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APR 29 2024

PLANNING AND ZONING

3. Please provide your last name. *

Lankford

4. Please provide your address. *

540 Kathy Dr

5. Please provide your comments on the proposed request. *

This will effect our youth at the nearby school and game fields with unnecessary traffic and noise. It will also effect our wonderful neighborhood that many have lived in over 40 + years with tons of traffic and pollution. We need parks and family recreation areas for Mesquite not more Warehouses! This is getting out of control. It seems like people making these decisions don't even live here or care about our quality of life.

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...> 1/2

4/29/24, 3:07 PM

Mesquite Zoning Case Comment Form

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Respondent

97 Anonymous

07:01

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Michael

3. Please provide your last name. *

Milde

4. Please provide your address. *

1128 Majors Circle Mesquite, tx 75149.

5. Please provide your comments on the proposed request. *

We are opposed to the development as this will degrade the Mesquite roadways which are in poor repair. This type of development seems to be the only development happening Mesquite lately, which leaves me to think residential development and community development is playing a poor second to warehouses.

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4/29/24, 3:07 PM

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Respondent

98 Anonymous

11:11

Time to complete

1. Case Number *

Z0224-0345

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APR 29 2024

PLANNING AND ZONING

2. Please provide your first name. *

Kerry

3. Please provide your last name. *

Meredith

4. Please provide your address. *

520 Kathy

5. Please provide your comments on the proposed request. *

Opposed to this development. Will cause dangerous traffic conditions around a school. Could potentially cause flooding of homes and will be turn a beautiful area into an eyesore.

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...> 1/2

4/29/24, 3:07 PM

Mesquite Zoning Case Comment Form

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Respondent

99 Anonymous

06:32

Time to complete

1. Case Number *

Z0224-0345

2. Please provide your first name. *

Sue

3. Please provide your last name. *

Bohmer

4. Please provide your address. *

929 Norton Dr., Mesquite, Texas 75149

5. Please provide your comments on the proposed request. *

Please do not pass the building of warehouses at 635 and New Market. I live on New Market and Norton Dr., There is already a lot of traffic going down New Market.

The wooded area at 635 is an important place for our wildlife. The bluebonnets along there are beautiful in the spring. The animals from that area often wander into our neighborhood. It helps to keep our air clean.

The traffic will be bad for Moss Elementary School. Children often walk home along New Market.

Please help us to keep Mesquite a safe nice place to live.

Thank you.

RECEIVED
APR 29 2024
PLANNING AND ZONING