



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0322-0238
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Tuesday, May 24, 2022
City Council: Monday, June 20, 2022

GENERAL INFORMATION

Applicant: Ted Murday, Langan Engineering and Environmental Services, Inc.
Requested Action: Rezone the following properties to allow an industrial business park, including two structures, in addition to other uses allowed in the Industrial Zoning District.:

- 380 State Hwy 352 from R-3, Single Family Residential to Planned Development Industrial
- 180 Long Creek Rd from R-1, Single Family Residential to Planned Development Industrial
- 340 State Hwy 352, 300 E. Main Street, 1500 McLead Drive, and 200, 270, & 300 Long Creek Rd amending Planned Development – Industrial Ordinance No. 4753

Location: 340 & 380 State Hwy 352, 300 E. Main Street, 1500 McLead Drive, and 180, 200, 270, & 300 Long Creek Rd.

PLANNING AND ZONING ACTION

Decision: On May 23, 2022, the Planning and Zoning Commission unanimously recommended approval of the request.

SITE BACKGROUND

Platting: The property will be platted as part of the development process.
Size: 48.356 acres
Current Zoning: R1, R3, and Planned Development – Industrial Ordinance No. 4753
Future Land Use: Light Industrial
Zoning History: 1963 – Portion annexed & zoned Single Family
1972 – Portion annexed & zoned “R-1” – Single Family Residential
1985 – 300 E. Main Street rezoned to PD-Light Commercial (Ord. No. 2176)
1994 – 300 E. Main Street rezoned to PD-Commercial (Ord. No. 2963)
2019 - 340 State Hwy 352, 300 E. Main Street, 1500 McLead Drive, and 2000, 270, & 300 Long Creek Rd rezoned to Planned Development – Industrial.

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail and Light Commercial	Nursing Home
EAST:	City Limits with Sunnyvale	Undeveloped
SOUTH:	I - Industrial	Warehouse
WEST:	Industrial and R-3, Single Family	Industrial development and single-family homes

CASE SUMMARY

The applicant is requesting to amend Planned Development – Industrial Ordinance No. 4753 to revise the concept plan and add two parcels (380 State Hwy 352 and 180 Long Creek Road) excluded from the previous zoning. The concept plan included PD Ordinance No. 4753 showed a five-building development that would have access from Long Creek Road, State Hwy 352 and McLead Drive, while the revised concept plan shows two buildings with no access to McLead Drive. The applicant is not proposing any other changes to PD Ordinance No. 4753 except for removing a requirement to improve McLead Drive as the proposed development will no longer access McLead Dr. The intended use for the development building will be warehouse and distribution.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the subject property within a Light Industrial area. The Light Industrial land use designation includes a variety of manufacturing and storage uses that have a wide range of appearance and intensities. Land use types supported under Light Industrial include refining or manufacturing facilities, indoor warehouse/storage facilities, and industrial business parks.

STAFF COMMENTS:

It is staff's opinion that amending the existing Planned Development (PD) will meet the intent of the *Mesquite Comprehensive Plan*. The Mesquite Zoning Ordinance does not currently have a light industrial zoning district and a "PD-I" – Planned Development Industrial district with limitations on manufacturing uses will allow the property to be developed as Light Industrial.

CONCLUSIONS

ANALYSIS

It is staff's opinion that the proposed PD will allow the development of the subject property as Light Industrial as intended in the Mesquite Comprehensive Plan. The applicant's proposed development will provide office, warehouse, and distribution space. The request may be a single or multi-tenant development. The PD includes stipulations, limiting the number of permitted uses, ensuring adequate screening, and regulating truck/trailer parking. All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance that apply to Industrial zoned properties.

RECOMMENDATIONS

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

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject properties. As of May 19, 2022, Staff received one notice in opposition to the request.

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. Exhibit A – Planned Development Standards (Strike-Through)
7. Exhibit B – Concept Plan (Existing)
8. Exhibit B – Concept Plan (New)
9. Returned Public Notice

Aerial Map



Request: Planned Development Amendment to
Planned Development - Industrial (Ord. 4753)
Applicant: Ted Murday, Langan Engineering and
Environmental Services, Inc.
Location: 340 & 380 State Highway 352, 300 E. Main Street,
1500 Mclead Drive, and 180, 200, 270, &
300 Long Creek Road

Legend	
	Area of Request
	City Limits

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



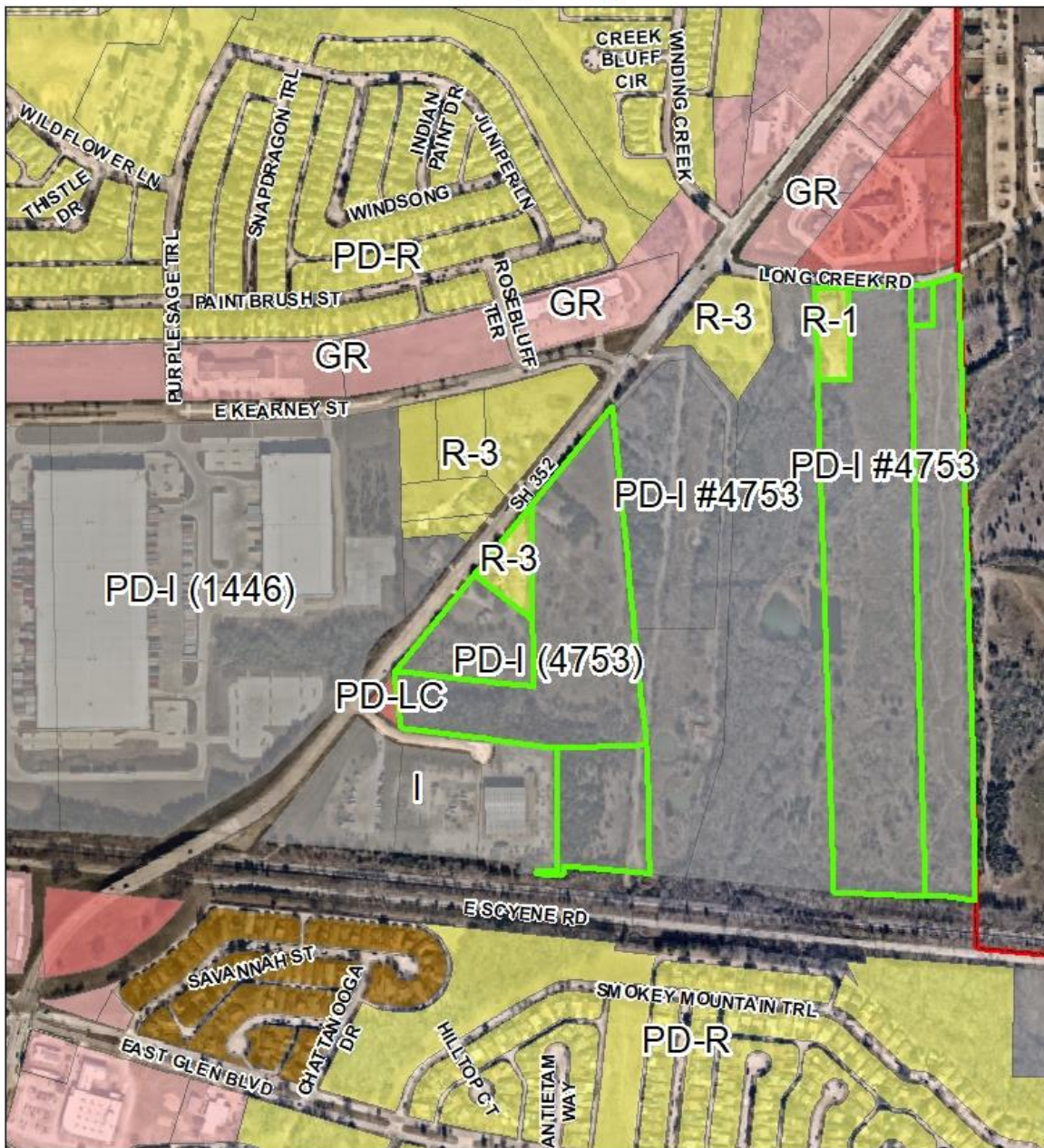
Request: Planned Development Amendment to
Planned Development - Industrial (Ord. 4753)
Applicant: Ted Murday, Langan Engineering and
Environmental Services, Inc.
Location: 340 & 380 State Highway 352, 300 E. Main Street,
1500 Mclead Drive, and 180, 200, 270, &
300 Long Creek Road

Legend

-  City Limit Boundary
-  Notified Properties
-  Subject Properties

N 

Zoning Map

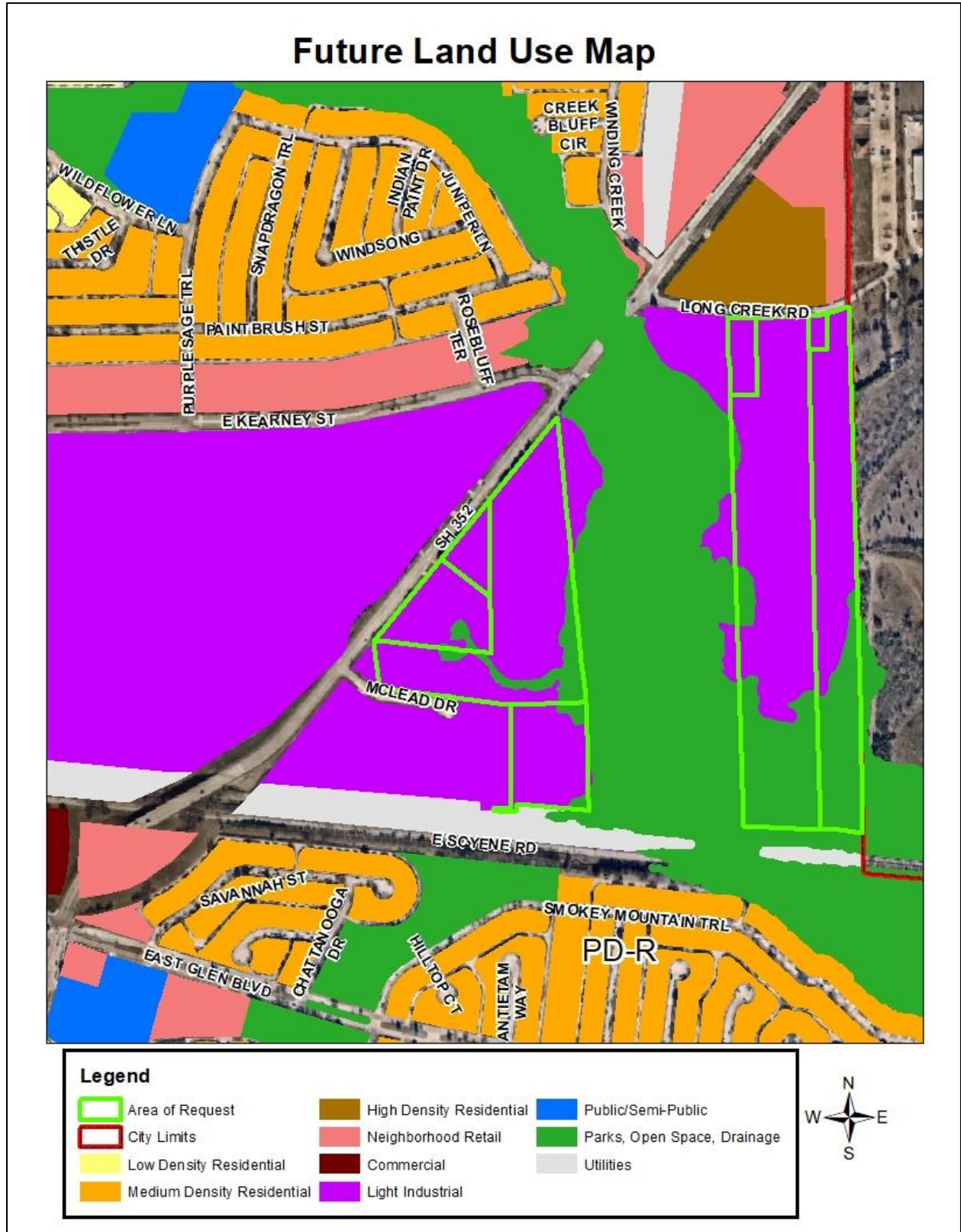


Legend

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



ATTACHMENT 4 – FUTURE LAND USE MAP



ATTACHMENT 5 – LETTER OF INTENT



Technical Excellence
Practical Experience
Client Responsiveness

March 15, 2022

Garrett Langford, AICP
Manager of Planning and Zoning
Planning and Zoning Department
City of Mesquite
1515 N. Galloway Ave.
Mesquite, TX 75149

**Re: PD Amendment Application for
Long Creek Industrial Park
Hwy 352 and Long Creek Road, Mesquite, Texas
Langan Project No.: 520040701**

Mr. Langford:

The owner of the above-referenced tracts would like to develop these properties for a warehouse use. Such use is currently allowed by right under the current PD-zoning. We believe that the proposed building layout for this development is in substantial conformance with the Zoning Concept Plan per Paragraph 1 and Exhibit B of the current PD. To revise and update the Zoning Concept Plan to incorporate two previously excluded parcels, we understand that an amendment to the PD is required.

We are therefore requesting to amend the PD for this development so that 1) the building layout for the concept plan can be revised to more closely represent the anticipated layouts, and 2) to revise the boundaries and language of the PD to better accommodate these new layouts. Along with this letter, a complete application package is being submitted in support of this request.

We look forward to working with you on this exciting new project.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Ted A Murday, P.E.
Senior Project Manager

INITIAL:TAM

Document1

ATTACHMENT 6 – EXHIBIT A – PLANNED DEVELOPMENT STANDARDS

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “B”. The orientation and location of structures, driveways, and parking areas shown on Exhibit “B” may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met. In the event of a conflict between the provision of this ordinance and Exhibit “B”, the Provision of this ordinance control.
2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in this District only by CUP.
 - a. The following uses are prohibited on the Property:

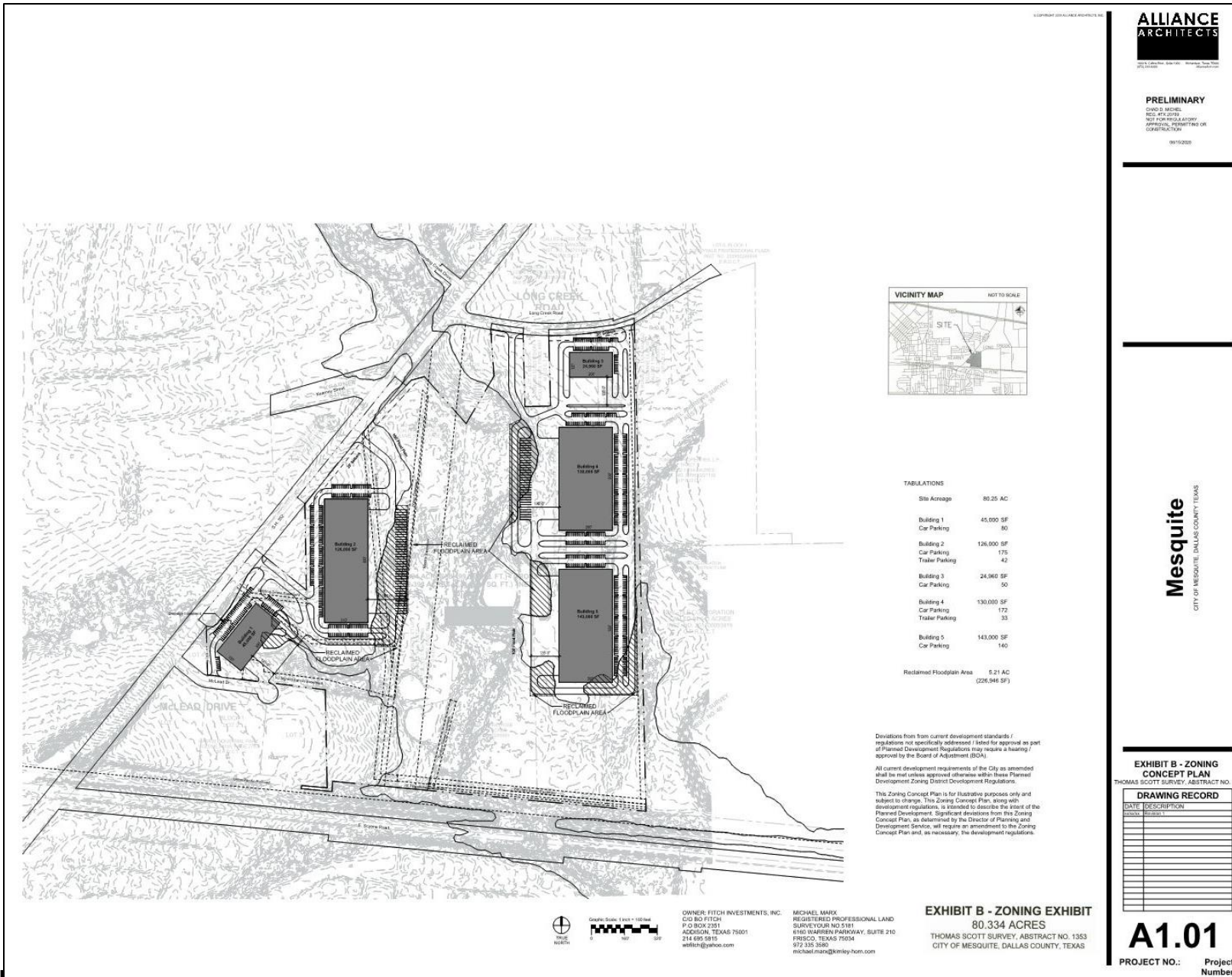
SIC Code 32a:	Concrete Batch Plants
SIC Code 40:	Railroad Passenger Terminal
SIC Code 61:	Alternative Financial Institutions
SIC Code 593:	Used Merchandise
SIC Code 593a:	Pawn Shops
SIC Code 5993:	Tobacco Stores
SIC Code 7299a:	Massage Parlors, Turkish and Steam Baths
 - b. The following uses are allowed only by CUP in this District:

SIC Code 20-399:	Manufacturing Uses
------------------	--------------------
3. 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.
4. The overnight parking of heavy load vehicle 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 tenant(s) or owner(s) of the Property.
5. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face a public right-of-way without 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-303.D. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
6. All fire apparatus access roads shall meet the minimum distance separation requirements as approved by the fire Marshal.
7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual (“Mesquite Engineering Design Manual”).

ATTACHMENT 6 – EXHIBIT A – PLANNED DEVELOPMENT STANDARDS

8. 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. ~~McLead Drive shall be reconstructed to the standards identified in the Mesquite Engineering Design Manual and the City of Mesquite Thoroughfare Plan (Mesquite Thoroughfare Plan”), as amended. [Condition being removed as there will be no access to McLead Drive]~~
 - b. Long Creek Road shall be reconstructed to the standards identified in the Mesquite Engineering Design Manual and Mesquite Thoroughfare Plan, as amended, from State Highway 352 to and including the eastern most drive approach to the Property.
9. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance.

ATTACHMENT 7 – EXHIBIT B – CONCEPT PLAN (EXISTING)



ALLIANCE ARCHITECTS
 2025 E. Smith Street, Suite 100, Mesquite, Texas 75049
 (972) 243-1111

PRELIMINARY
 DRAWING NO. 2023-001
 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
 09/16/2023

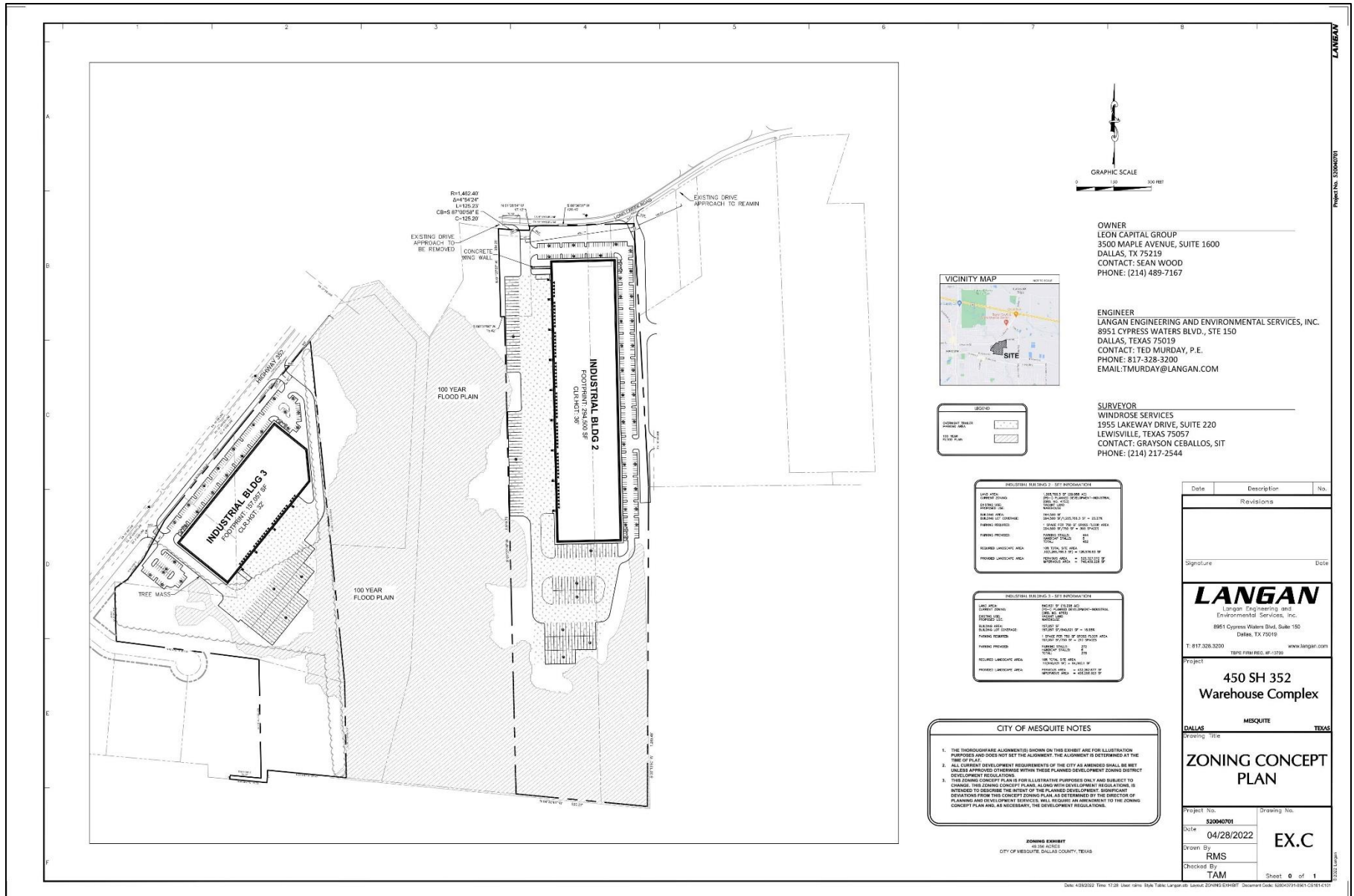
Mesquite
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

EXHIBIT B - ZONING CONCEPT PLAN
 THOMAS SCOTT SURVEY, ABSTRACT NO. 1353

DRAWING RECORD	
DATE	DESCRIPTION

A1.01
 PROJECT NO.: Project Number

ATTACHMENT 8 – EXHIBIT B – CONCEPT PLAN (NEW)



OWNER
LEON CAPITAL GROUP
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
CONTACT: SEAN WOOD
PHONE: (214) 489-7167

ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
8951 CYPRESS WATERS BLVD., STE 150
DALLAS, TEXAS 75019
CONTACT: TED MURDAY, P.E.
PHONE: 817-328-3200
EMAIL: TMURDAY@LANGAN.COM

SURVEYOR
WINDROSE SERVICES
1955 LAKEWAY DRIVE, SUITE 220
LEWISVILLE, TEXAS 75057
CONTACT: GRAYSON CEBALLOS, SIT
PHONE: (214) 217-2544



Legend
Proposed Building
Proposed Area
100 Year Flood Plain

INDUSTRIAL BLDG 2 - 100% IMPROVEMENTS	
LAND AREA	60,450.00 SF (2.19 AC)
IMPROVEMENTS	100% IMPROVEMENTS - INDUSTRIAL
EXISTING IMP.	0.00 SF (0.00 AC)
NEW IMP.	60,450.00 SF (2.19 AC)
BUILDING IMP. COST	\$1,000.00/SF = \$60,450,000
LAND IMP. COST	\$1,000.00/SF = \$60,450,000
TOTAL IMP. COST	\$120,900,000
REQUIRED LANDSCAPE AREA	100.00% OF IMP. AREA = 60,450.00 SF
PROPOSED LANDSCAPE AREA	60,450.00 SF

INDUSTRIAL BLDG 3 - 100% IMPROVEMENTS	
LAND AREA	23,240.00 SF (0.54 AC)
IMPROVEMENTS	100% IMPROVEMENTS - INDUSTRIAL
EXISTING IMP.	0.00 SF (0.00 AC)
NEW IMP.	23,240.00 SF (0.54 AC)
BUILDING IMP. COST	\$1,000.00/SF = \$23,240,000
LAND IMP. COST	\$1,000.00/SF = \$23,240,000
TOTAL IMP. COST	\$46,480,000
REQUIRED LANDSCAPE AREA	100.00% OF IMP. AREA = 23,240.00 SF
PROPOSED LANDSCAPE AREA	23,240.00 SF

CITY OF MESQUITE NOTES

- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
- ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
- THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THE ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AS SET FORTH BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

ZONING EXHIBIT
18.00 ACRES
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Date	Description	No.
Revisions		
Signature _____ Date _____		
LANGAN		
Langan Engineering and Environmental Services, Inc. 8951 Cypress Waters Blvd, Suite 150 Dallas, TX 75019 T: 817-328-3200 www.langan.com		
Project		
450 SH 352 Warehouse Complex		
DALLAS	MESQUITE	TEXAS
Drawing: 1816		
ZONING CONCEPT PLAN		
Project No.	Drawing No.	
52004701	EX.C	
Date	04/28/2022	
Drawn By	RMS	
Checked By	TAM	
Sheet 0 of 1		1

ATTACHMENT 9 – RETURNED PUBLIC NOTICE



RECEIVED

MAY 18 2022

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 340 & 380 State Hwy 352, 300 E. Main Street, 1500 Mclead Drive, and 180, 200, 270, & 300 Long Creek Rd. (See attached map for reference)
FILE NUMBER: Z0322-0238
APPLICANT: Ted Murday, Langan Engineering and Environmental Services, Inc.
REQUEST: From: Planned Development – Industrial, Ordinance No. 4753
To: Planned Development – Industrial

The requested Planned Development Amendment would allow for an amendment to an existing industrial Planned Development (Ord. No. 4753) to allow an industrial business park, including 2 structures, 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 48.356 acres in the Thomas Scott Survey, Abstract Number (No.) 1353, and the Samuel Andrews Survey, Abstract No. 39, in the City Of Mesquite, Dallas County, Texas and being all of Lot 3, Block A, Amburn Subdivision, an addition to the City Of Mesquite, according to the plat thereof recorded in Volume (Vol.) 83173, Page (Pg.) 4667, Deed Records, Dallas County, Texas and being part of Lot 1, and all of Lot 2, Block A, Harris Industrial Park, Section 2, an addition to the City Of Mesquite, Dallas County, Texas.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **May 23, 2022**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **June 20, 2022**, 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 May 18th to be included in the Planning and Zoning Commission packet and by June 3rd 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: Z0322-0238
Name:(required) Randell + Cindy Fields
I am in favor of this request **Address of Noticed Property:** 1917 Smokey Mountain Trail
I am opposed to this request **Owner Signature:** Mesquite Tx **Date:** 5/15/22

Reasons (optional): We have enjoyed a quiet neighborhood for 36 years. We do not want loud, noisy businesses nearby. There are already some noises from businesses nearby.

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

Thank you.