

**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

**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

**CASE NUMBER:** Z0918-0064

**STAFF COMMENTS AND ANALYSIS**

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 and will have a 1,200-student capacity. It is anticipated to be complete in the summer of 2020. 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. Also, 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 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.

**RECOMMENDATION**

At the October 22, 2018 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted unanimously to recommend approval of the request with the following conditions.

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