



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0722-0248
REQUEST FOR: Conditional Use Permit for Horn High School
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 26, 2022
City Council: Monday, October 3, 2022

GENERAL INFORMATION

Applicant: Graham Baumann, WRA Architects, Inc. on behalf of Mesquite ISD
Requested Action: Rezone from Agricultural and Planned Development – Single Family No. 3887 to Agricultural and Planned Development – Single Family No. 3887 with a Conditional Use Permit to allow a school use on the property
Location: 3300 E. Cartwright Road

PLANNING AND ZONING ACTION

Decision: On September 26, 2022, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit recommended approval with the following conditions:
1. The Traffic Impact Analysis shall be reviewed and verified prior to final approval of the site plan.
2. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary

SITE BACKGROUND

Platting: Replat will be required.
Size: 48.51 +/- Acres
Zoning: Agricultural and Planned Development – Single Family No. 3887
Future Land Use: Public/Semi-Public
Zoning History: 1984: Annexed and zoned Agricultural
2008: Southern portion - Rezoned PD – Single Family (Ridge Ranch)

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and LAND USE. Rows for NORTH and SOUTH.

<b>EAST:</b>	R-3, Single Family Residential	Low Density Residential – Creek Crossing
<b>WEST:</b>	R-PD - Residential Planned Development	Undeveloped - Solterra

### **CASE SUMMARY**

Mesquite Independent School District (MISD) is requesting a Conditional Use Permit (CUP) to expand Horn High School by adding an 85,000 square-foot 9<sup>th</sup> grade center to the south end of the high school. MISD constructed Horn High School in 1999 and expanded in 2005 and 2018. The proposed expansion will allow Horn High School to accommodate new students from the surrounding new residential developments (Ridge Ranch and Solterra). The 9<sup>th</sup>-grade center will have up to approximately 630 students. MISD anticipates a student population of up to 3,700 at Horn High School in the future. Current enrollment at Horn High School is 3,100 students. The applicant indicated that while the 9<sup>th</sup>-grade center will be connected to Horn High School, it will operate independently of existing school operations and provide a capacity for approximately 637 students.

In 2018, City Council approved a text amendment to the Mesquite Zoning Ordinance 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 to be reviewed by the Traffic Engineering Division of the City. The applicant provided a completed TIA and a Traffic Management Plan (TMP) to the Traffic Engineering Division. The TMP includes three parts for new drop-off and pick-up plans: for the current conditions, for when the 9<sup>th</sup>-grade center is under construction and when the 9<sup>th</sup>-grade center is completed. The Manager of Traffic Engineering reviewed the TIA and TMP and found them to be acceptable.

### **MESQUITE COMPREHENSIVE PLAN**

The Mesquite Comprehensive Plan designates the subject property within a Public/Semi-Public area. The intent of the Public/Semi-Public designation is to serve a public purpose and are generally related to a public entity like government offices, public safety facilities, and public educational facilities.

### **STAFF COMMENTS:**

The proposed CUP to allow the addition onto Horn High School is consistent with the future land use designation of the Mesquite Comprehensive Plan as well as with the existing zoning.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-503: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

#### 1. Existing Uses

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

#### STAFF COMMENTS:

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 COMMENTS:

Staff does not anticipate the school to negatively impact the development or redevelopment of any nearby property.

#### 3. Services

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

#### STAFF COMMENTS:

The applicant will be required to provide adequate utilities, access roads and drainage facilities to the 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.

#### STAFF COMMENTS:

The proposed 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 disturbances to neighboring properties will result.

#### STAFF COMMENTS:

Staff does not anticipate disturbances to neighboring businesses or residences as a result of the school use.

## CONCLUSIONS

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### ANALYSIS

The proposed CUP for education use is consistent with the future land use designation of the *Mesquite Comprehensive Plan* and the existing zoning. As indicated previously, the applicant submitted a TIA and a TMP which the Manager of Traffic Engineering reviewed and has accepted its preliminary findings. Currently, as noted in the TMP, there are issues with how drop-offs and pick-ups are presently occurring at Horn High School. These issues are particularly evident with afternoon pick-ups, with a number of vehicles parking and queuing on E. Cartwright Road waiting to pick up students. MISD has prepared a new queuing plan (Phase 1) to limit the vehicles from queuing on E. Cartwright Road, which they will implement after the 2022 Thanksgiving break. Leading up to implementation, MISD will educate parents on the new queuing plan and will coordinate with City staff. The Phase 1 plan will re-route pick-up and drop-offs by directing “parent drop-off and pick-up to enter from Faithon P. Lucas Sr. Boulevard via Jag Drive. The westernmost school driveway on E. Cartwright Road is proposed as an exit-only driveway during school peak times to allow parents to exit the site via this driveway in addition to the center driveway.” The Phase 1 plan proposes no changes to student drivers or buses.

The TMP also includes queuing plans for the 2023-2024 school year (Phase 2) while the 9<sup>th</sup>-grade center is under construction and a final queuing plan for the 2024-2025 school year (Phase 3) after the 9<sup>th</sup>-grade project has been completed. Each phase provides sufficient queuing spacing on the Horn High School property to limit the queuing of vehicles onto the adjacent public streets. MISD expects a student population of 637 students in the 9<sup>th</sup>-grade center to have an average of 381 feet of queuing for pick-ups and drop-offs. The queuing space for the 9<sup>th</sup>-grade center will have approximately 2,042 feet of available stacking capacity. For the existing Horn High School (which will serve grades 10<sup>th</sup> – 12<sup>th</sup>), the TMP anticipates an average queuing length of 1,823 feet. After improvements are completed, there will be approximately 2,237 feet of available stacking capacity to serve 10<sup>th</sup> – 12<sup>th</sup> grades.

### RECOMMENDATIONS

Staff recommends approval of the Conditional Use Permit with the following stipulations:

3. The Traffic Impact Analysis shall be reviewed and verified prior to final approval of the site plan.
4. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary.

## PUBLIC NOTICE

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Staff mailed notices to all property owners within 200 feet of the subject property. As of September 21, 2022, Staff received one returned notice in favor and none in opposition of the request.

## **CODE CHECK**

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Staff conducted a site visit to the subject property and did not find any visible code issues or possible violations as of the date of this writing.

## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Application Materials
6. Concept Plan
7. Traffic Management Plan (TMP)
8. TMP Phase 1, 2, and 3
9. Returned Notices



ATTACHMENT 1 – AERIAL MAP

### Aerial Map



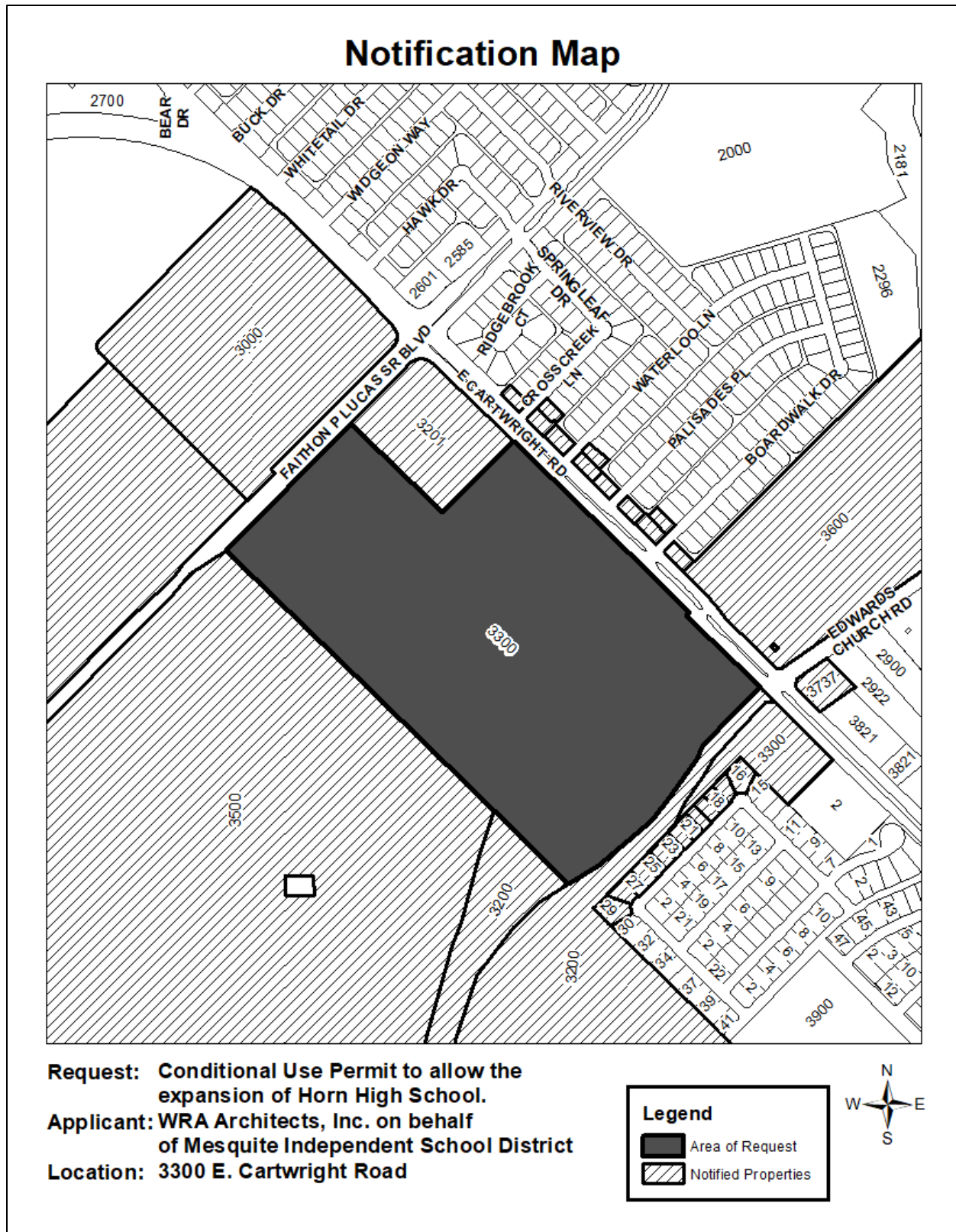
**Request:** Conditional Use Permit to allow the expansion of Horn High School.  
**Applicant:** WRA Architects, Inc. on behalf of Mesquite Independent School District  
**Location:** 3300 E. Cartwright Road

**Legend**  
[Yellow Outline] Area of Request









ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



### Zoning Map



**Legend**

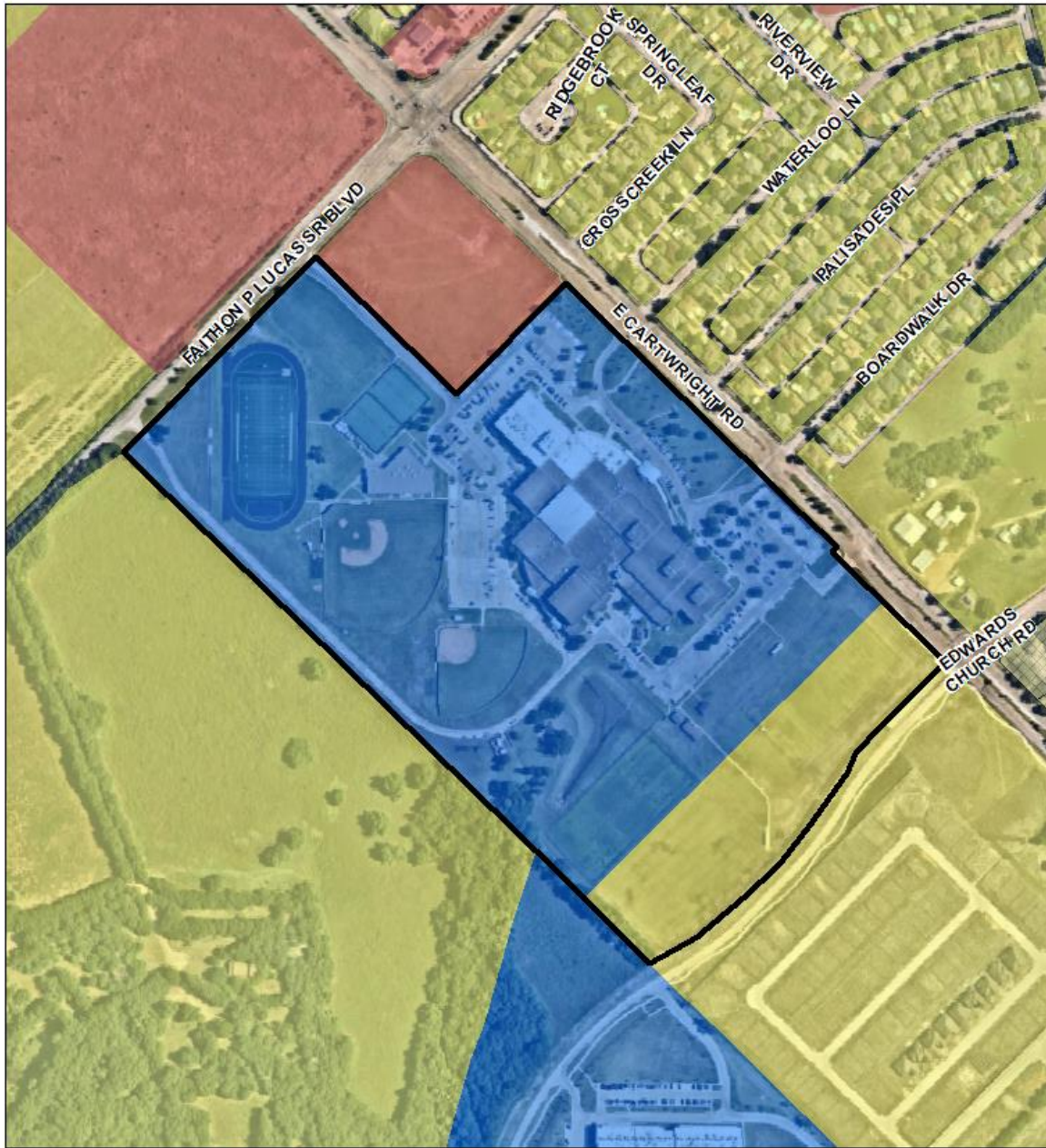
	Area of Request		GENERAL RETAIL		SINGLE FAMILY RESIDENTIAL
	AGRICULTURAL				





ATTACHMENT 4 – FUTURE LAND MAP

### Future Land Use Map



**Legend**

Area of Request	Low Density Residential	Public/Semi-Public
Estate Residential	Neighborhood Retail	



ATTACHMENT 5 – APPLICATION MATERIALS



City of Mesquite  
Conditional Use Permit  
Packet

Please print legibly. This application can also be completed online at  
<https://www.cityofmesquite.com/DocumentCenter/View/17383/Conditional-Use-Permit-Application>

**Application Checklist**

- Completed Application
- Statement of Intent and Purpose
- Zoning Exhibits A & B
- Owner Authorization (page 6)
- Application Fee\*

*\*Fee will be assessed at time of application submittal (\$800/\$1,000).*

**Property Information**

General Location: Horn High School - MISD LOT  
Physical Address: 3300 E. CARTWRIGHT RD. City, State: Mesquite, Texas  
Zip Code: 75181  
Platted:  Yes  No (If yes, fill in information below)  
Subdivision: Dr. John D. Horn High School Block: A Lot: 1R

**Applicant Information** – The person filling out the application

First Name: Graham Last Name: Baumann  
Phone Number: 214-750-0077 Email Address: gbaumann@wraarchitects.com  
Company Name:

**Property Owner(s) Information** – The owner of the property listed as physical address

Same as Applicant:  Yes  No (If no, fill in information below)  
First Name: Don Last Name: Pool  
Phone Number: 972-882-7419 Email Address: dpool@mesquiteisd.org  
Mailing Address: 800 E. Kearney Street City, State: Mesquite, TX  
(If different from physical address)  
Zip Code: 75149

## ATTACHMENT 5 – APPLICATION MATERIALS

### Requested Action

Existing district classification: (Select all that apply)

#### Residential Zoning Districts

- AG – Agricultural     R-1 – Single Family     R-1A – Single Family     R-2 – Single Family  
 R-2A – Single Family     R-3 – Single Family     D – Duplex     Multifamily (less than 25 units)  
 Traditional Neighborhood Mixed Residential (TNMR)  
 Other: \_\_\_\_\_

#### Non-Residential Zoning Districts

- O – Office     GR – General Retail     LC – Light Commercial     MU – Mixed Use  
 CB – Central Business     SS – Service Station     C – Commercial     I – Industrial  
 CV – Civic  
 Other: \_\_\_\_\_

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

-The project is a 85,000 sf(approx.) addition to existing Horn High School and to be used as a 9th grade center  
- The property will be used for educational purposes. New addition will add a capacity of 657 students  
- The addition will have 24 classrooms, 4 science labs, a storm shelter cafeteria and gymnasium  
- Existing property is used as a high school with classrooms, cafeteria, gymnasium, administrative suits

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ATTACHMENT 7 – TMP



**Date:** September 15, 2022  
**To:** Eric Gallt, Manager of Traffic Engineering and Street Lighting  
**From:** Derek Sweeney, PE, PTOE  
**Re:** Horn High School – Traffic Management Plan Memo



Digitally signed by Derek S. Sweeney, P.E.  
Date: 2022.09.15 15:56:53 -05'00'

**INTRODUCTION**

The purpose of this memo is to evaluate the existing Horn High School Campus traffic operations, identify future potential impacts to the school's future traffic operations, and provide immediate and long-term solutions to remedy known or expected deficiencies.

This memo is intended to serve as an addendum to the preliminary 9<sup>th</sup> Grade Center Addition at Horn High School TIA dated July 22, 2022. The 9<sup>th</sup> Grade Center Addition project proposes a building addition to the eastern end of the existing Horn High School building.

**EXISTING HORN HIGH SCHOOL CAMPUS TRAFFIC OPERATIONS**

Site observations were conducted on the campus as part of the 9<sup>th</sup> Grade Center TIA. Representatives from our office traveled to the school on Friday, May 20, 2022 and on Wednesday, May 18, 2022 to conduct observations during the morning arrival and afternoon dismissal periods, respectively. Due to the layout of the site, a small drone aircraft was used to conduct the observations from an elevated vantage point.

It should be noted Mesquite ISD does not provide transportation for students who live less than 2 miles from the school. As such, the majority of students were observed being transported in a car by a parent or walking to/from school. Several school buses are used to transport students outside the radius as well as special education students. For 2022-2023, hours for Mesquite ISD High Schools are from 8:45 AM to 4:00 PM. At the time these observations were performed, school was dismissed at 4:05 PM to make up for weather related closures earlier in the 2021-2022 school year.

The following sections summarize the observations.

Morning Student Arrival Observations

In the morning, there appeared to be four main student drop-off locations at different points along the High School building, consistent with the school's existing traffic plan. Although infrequent, some vehicles were observed temporarily parking on the eastbound right-most lane of E Cartwright Road to drop off students. Additionally, some exiting vehicles from Existing Driveway #2 were observed to block eastbound traffic on E Cartwright Road if the vehicle ahead was waiting in median storage to perform a two-stage crossing maneuver. Buses were observed entering and exiting the site via Existing Driveway #4. Although the various parent drop-off, bus, and student loops conflicted with each other at times, the morning drop-off period generally operated sufficiently.

Afternoon Student Dismissal Observations

The afternoon dismissal period was far more disorganized and intense than the morning arrival period. At the start of the observation period around 3:31 PM, vehicles were observed to already be lined up along the eastbound right-most lane of E Cartwright Road. This lane was observed to be blocked to through



traffic during the majority of the observation period. Additionally, a couple of vehicles were also observed parking in left-turn and right-turn bays near the existing driveways on E Cartwright Road. Exiting queues at the existing driveways were much longer than the morning arrival period. At times, artificial gaps were created by drivers if the eastbound queue at Edwards Church Road extended to an existing driveway. Similar to the morning arrival, buses were observed entering and exiting the site via Existing Driveway #4. Student pick-up locations on site were not as clearly defined as drop-off locations were in the morning arrival period. Pedestrian activity on site and along E Cartwright Road was also significantly busier than in the afternoon dismissal period than the morning arrival period. At times, pedestrian crossings would stop both eastbound and westbound traffic on E Cartwright Road for a period of time. Some pedestrians were observed crossing E Cartwright Road at locations where marked crosswalks were not provided.

#### Safety Concerns

Parent vehicles observed parking on E Cartwright Road during the morning arrival and afternoon dismissal periods create a safety hazard for other vehicles and pedestrians within the vicinity of the school. With parent vehicles parked on the eastbound right-most lane in addition to some parked in left-turn and right-turn bays or other through lanes, vehicles exiting Horn High School face limited sight distance and are likely making left and right turns with shorter gaps than anticipated. Additionally, view of crossing pedestrians for vehicles traveling on E Cartwright Road is likely limited due to the parked vehicles.

With a reduced roadway capacity due to the parked vehicles, it is also likely that drivers within the vicinity of the site are experiencing high delays that may result in shorter gap acceptance and risky behavior due to frustration. The combination of inadequate sight distance and high delays creates a generally unsafe condition on E Cartwright Road at each of the exiting school driveways. The existing traffic management plan currently does not adequately address these current conditions.

#### **FUTURE PROJECTS IMPACTING THE HORN HIGH SCHOOL CAMPUS**

Two upcoming projects are expected to impact future traffic operations at Horn High School. Both of these projects are discussed below.

#### **9<sup>TH</sup> GRADE CENTER ADDITION**

The Mesquite Independent School District (MISD) is intending to construct a new 9<sup>th</sup> Grade Center Addition to Horn High School on the southeast end of the existing school building. It is anticipated that the 9<sup>th</sup> Grade Center Addition will be complete in Summer 2024 and constructed in one phase. Although connected to Horn High School, it is understood that the addition will operate independently of existing school operations and will provide a capacity for 637 students. The proposed 9<sup>th</sup> Grade Center Addition will provide two access points on Blue Sky Road. As part of the project, the existing center Horn High School driveway on E Cartwright Road will be reconfigured to allow two drop-off/pick-up loops to operate independently of each other.

#### **IMPROVEMENTS TO FAITHON P. LUCAS SR. BOULEVARD**

The City of Mesquite intends to make mobility and safety improvements along Faithon P. Lucas Sr. Boulevard with a project that will install a median and widen the road to a 4-lane divided roadway south of E Cartwright Road. Construction for this project is expected to begin within the next year and will likely be completed in 2024. It is expected that the increased capacity of Faithon P. Lucas Sr. Boulevard will improve operations at Jag Drive and the existing school driveway south of Jag Drive.

## TRAFFIC MANAGEMENT PLANS

In order to remedy the known or expected operational deficiencies, immediate and long-term solutions to the campus are proposed. The Traffic Management Plans, which are provided in Exhibits 1-3 as attachments, are proposed to occur in three phases. Each phase is discussed in further detail below.

### PHASE 1 – PROPOSED NOVEMBER 2022

Phase 1 of the Traffic Management Plan is intended to immediately address the known operational concerns occurring within and around the campus. The plan is proposed to be put into effect over the 2022 Thanksgiving Break and is shown in Exhibit 1.

#### Proposed Operations

The plan proposes all parent drop-off and pick-up to enter from Faithon P. Lucas Sr. Boulevard via Jag Drive. The westernmost school driveway on E Cartwright Road is proposed as an exit-only driveway during school peak times to allow parents to exit the site via this driveway in addition to the center driveway. The Traffic Management Plan provides an option to restrict specific turning movements from these exiting driveways as necessary.

Student drivers, who park in the lot west of the existing school building, are proposed to enter and exit from Faithon P. Lucas Sr. Boulevard via Jag Drive. No changes are proposed to current bus traffic operations. It should be noted that faculty and staff are expected to arrive and depart outside of the peak times.

In order to safely accommodate pedestrians crossing E Cartwright Road near Existing Driveway #1, it is recommended that additional pedestrian control measures be provided either by use of a crossing guard or potentially through the use of a pedestrian signal, if conditions are appropriate for that.

#### Drop-Off and Pick-Up Queuing Analysis

Utilizing a queue estimator developed by the North Carolina Department of Transportation, estimates were made about the on-site queues associated with the existing Horn High School student arrival and dismissal. Based on a 2022 enrollment number of 3,100 students, the model estimates an average queue length of 1,823 feet. As shown in the Phase 1 Traffic Management Plan, the single stacking lane drop-off/pick-up loop provides approximately 1,830 feet of available stacking capacity, without spilling back onto Faithon P. Lucas Sr. Boulevard. In total, 1,830 feet of queuing capacity is provided which is sufficient to meet the anticipated demand.

#### Area and Site Improvements

As outlined in Phase 1 of the Traffic Management Plan, a number of improvements on site and within the vicinity of the school are recommended. These improvements are summarized below:

- On E Cartwright Road and Faithon P. Lucas Sr. Boulevard, provide appropriate signage prohibiting stopping and parking per the *Manual on Uniform Traffic Control Devices* (MUTCD).
- Install a "Do Not Enter" sign with school peak times plaque at the westernmost driveway on E Cartwright Road.
- Provide cones as necessary to direct traffic through the beginning of the queue on the west side of the school building.
- At the site driveways and internally within the site, provide wayfinding signage and/or pavement markings to direct parent traffic in and out of the site.
- On site, provide pavement markings for queuing areas.
- Block the two connections between the eastern parking lot and the center driveway on E Cartwright Road.

- Coordinate with the City of Mesquite to temporarily provide a changeable message sign reinforcing no stopping and parking regulations and enforce these regulations with law enforcement.

#### PHASE 2 – PROPOSED AUGUST 2023

Phase 2 of the Traffic Management Plan is intended to further improve site operations when improvements to the existing Horn High School Campus are fully constructed as part of the 9<sup>th</sup> Grade Center Addition project. The plan is proposed to be put into effect starting August 2023 (the beginning of Mesquite ISD's 2023-2024 school year) and is shown in Exhibit 2.

#### Proposed Operations

With the reconfiguration of the existing center driveway on E Cartwright Road constructed as part of the 9<sup>th</sup> Grade Center Addition project, the plan proposes two separate drop-off/pick-up loops. For the first loop (Zone A), parents enter from Faithon P. Lucas Sr. Boulevard via Jag Drive and exit via E Cartwright Road. For the second loop (Zone B), parents enter and exit via E Cartwright Road. The Traffic Management Plan provides an option to restrict specific turning movements from the westernmost and easternmost exiting driveways as necessary.

Student drivers, who park in the lot west of the existing school building, are proposed to enter and exit from Faithon P. Lucas Sr. Boulevard via Jag Drive. No changes are proposed to current bus traffic operations. It should be noted that faculty and staff are expected to arrive and depart outside of the peak times.

In order to safely accommodate pedestrians crossing E Cartwright Road near Existing Driveway #1, it is recommended that additional pedestrian control measures be provided either by use of a crossing guard or potentially through the use of a pedestrian signal, if conditions are appropriate for that. It should be noted that the Phase 2 improvements provide a direct access sidewalk that allows pedestrians to walk to E Cartwright Road without needing to cross vehicle traffic on campus.

#### Drop-Off and Pick-Up Queuing Analysis

Utilizing a queue estimator developed by the North Carolina Department of Transportation, estimates were made about the on-site queues associated with the existing Horn High School student arrival and dismissal. Based on a 2022 enrollment number of 3,100 students, the model estimates an average queue length of 1,823 feet. As shown in the Phase 2 Traffic Management Plan, the two single stacking lane drop-off/pick-up loops provide approximately 2,237 feet of available stacking capacity, without spilling back onto Faithon P. Lucas Sr. Boulevard or E Cartwright Road. In total, 2,237 feet of queuing capacity is provided which is sufficient to meet the anticipated demand.

#### Area and Site Improvements

As outlined in Phase 2 of the Traffic Management Plan, a number of improvements on site and within the vicinity of the school are recommended. These improvements are summarized below:

- On E Cartwright Road and Faithon P. Lucas Sr. Boulevard, provide appropriate signage prohibiting stopping and parking per the *Manual on Uniform Traffic Control Devices* (MUTCD).
- Install a "Do Not Enter" sign with school peak times plaque at the westernmost driveway on E Cartwright Road.
- Provide cones as necessary to direct traffic through the beginning of the queue on the west side of the school building.
- At the site driveways and internally within the site, provide wayfinding signage and/or pavement markings to direct parent traffic in and out of the site.
- On site, provide pavement markings for queuing areas.



- Coordinate with the City of Mesquite to temporarily provide a changeable message sign reinforcing no stopping and parking regulations and enforce these regulations with law enforcement.

### PHASE 3 – PROPOSED AUGUST 2024

Phase 3 of the Traffic Management Plan is intended to be followed once the 9<sup>th</sup> Grade Center Addition opens in 2024. The plan is proposed to be put into effect starting August 2024 (the beginning of Mesquite ISD's 2024-2025 school year) and is shown in Exhibit 3.

#### Proposed Operations

Operations regarding the existing High School Campus in Phase 3 of the Traffic Management Plan are proposed to remain the same as they were Phase 2. For the 9<sup>th</sup> Grade Center Addition, the plan proposes one drop-off/pick-up loop with parents entering and exiting via Blue Sky Road. A single drop-off/pick-up location is proposed on the eastern side of the 9<sup>th</sup> Grade Center Addition.

Student drivers, who park in the lot west of the existing school building, are proposed to enter and exit from Faithon P. Lucas Sr. Boulevard via Jag Drive. Buses are proposed to enter using the southern school driveway on Faithon P. Lucas Sr. Boulevard and exit using either this driveway or the proposed southern driveway on Blue Sky Road. It should be noted that faculty and staff are expected to arrive and depart outside of the peak times.

In order to safely accommodate pedestrians crossing E Cartwright Road near Existing Driveway #1, it is recommended that additional pedestrian control measures be provided either by use of a crossing guard or potentially through the use of a pedestrian signal, if conditions are appropriate for that. It should be noted that the Phase 2 improvements provide a direct access sidewalk that allows pedestrians to walk to E Cartwright Road without needing to cross vehicle traffic on campus.

#### Drop-Off and Pick-Up Queuing Analysis

Utilizing a queue estimator developed by the North Carolina Department of Transportation, estimates were made about the on-site queues associated with the existing Horn High School and proposed 9<sup>th</sup> Grade Center Addition student arrival and dismissal. Based on a 2022 enrollment number of 3,100 students, the model estimates an average queue length of 1,823 feet for the existing Horn High School Campus. Based on a capacity of 637 students, the model estimates an average queue length of 381 feet for the 9<sup>th</sup> Grade Center Addition.

As shown in the Phase 3 Traffic Management Plan, the two single stacking lane drop-off/pick-up loops for Horn High School provide approximately 2,237 feet of available stacking capacity, without spilling back onto Faithon P. Lucas Sr. Boulevard or E Cartwright Road. The two stacking lane drop-off/pick-up loop for the proposed 9<sup>th</sup> Grade Center Addition provides approximately 2,042 feet of available stacking capacity, without spilling back onto Blue Sky Road. In total, the queuing capacities provided for both the existing Horn High School Campus and the 9<sup>th</sup> Grade Center Addition are sufficient to meet the anticipated demand.

#### Area and Site Improvements

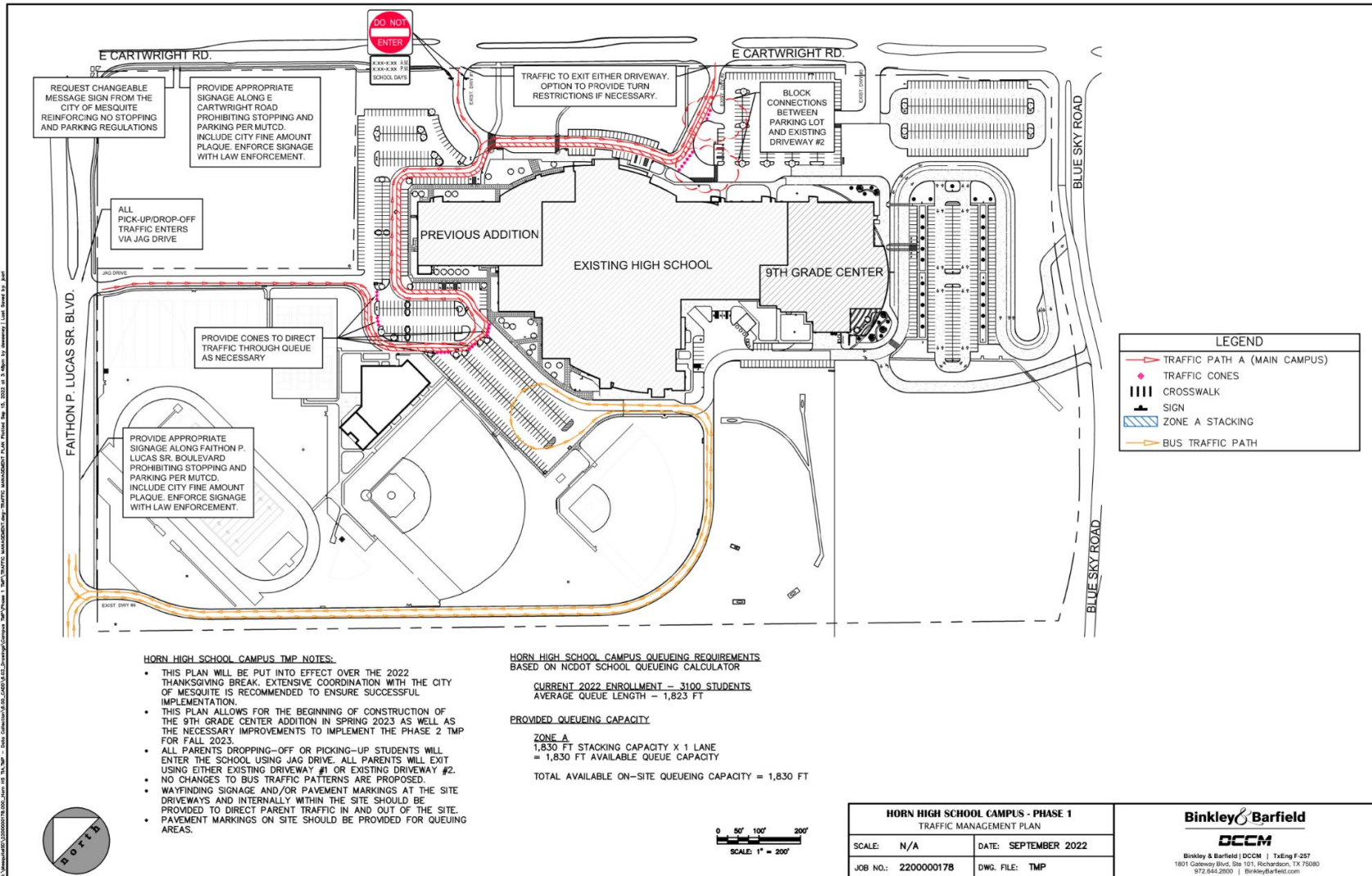
As outlined in Phase 3 of the Traffic Management Plan, a number of improvements on site and within the vicinity of the school are recommended. These improvements are summarized below:

- On E Cartwright Road and Faithon P. Lucas Sr. Boulevard, provide appropriate signage prohibiting stopping and parking per the *Manual on Uniform Traffic Control Devices* (MUTCD).
- Install a "Do Not Enter" sign with school peak times plaque at the westernmost driveway on E Cartwright Road.

- Provide cones as necessary to direct traffic through the beginning of the queue on the west side of the school building.
- At the site driveways and internally within the site, provide wayfinding signage and/or pavement markings to direct parent traffic in and out of the site.
- On site, provide pavement markings for queuing areas.
- Coordinate with the City of Mesquite to temporarily provide a changeable message sign reinforcing no stopping and parking regulations and enforce these regulations with law enforcement.

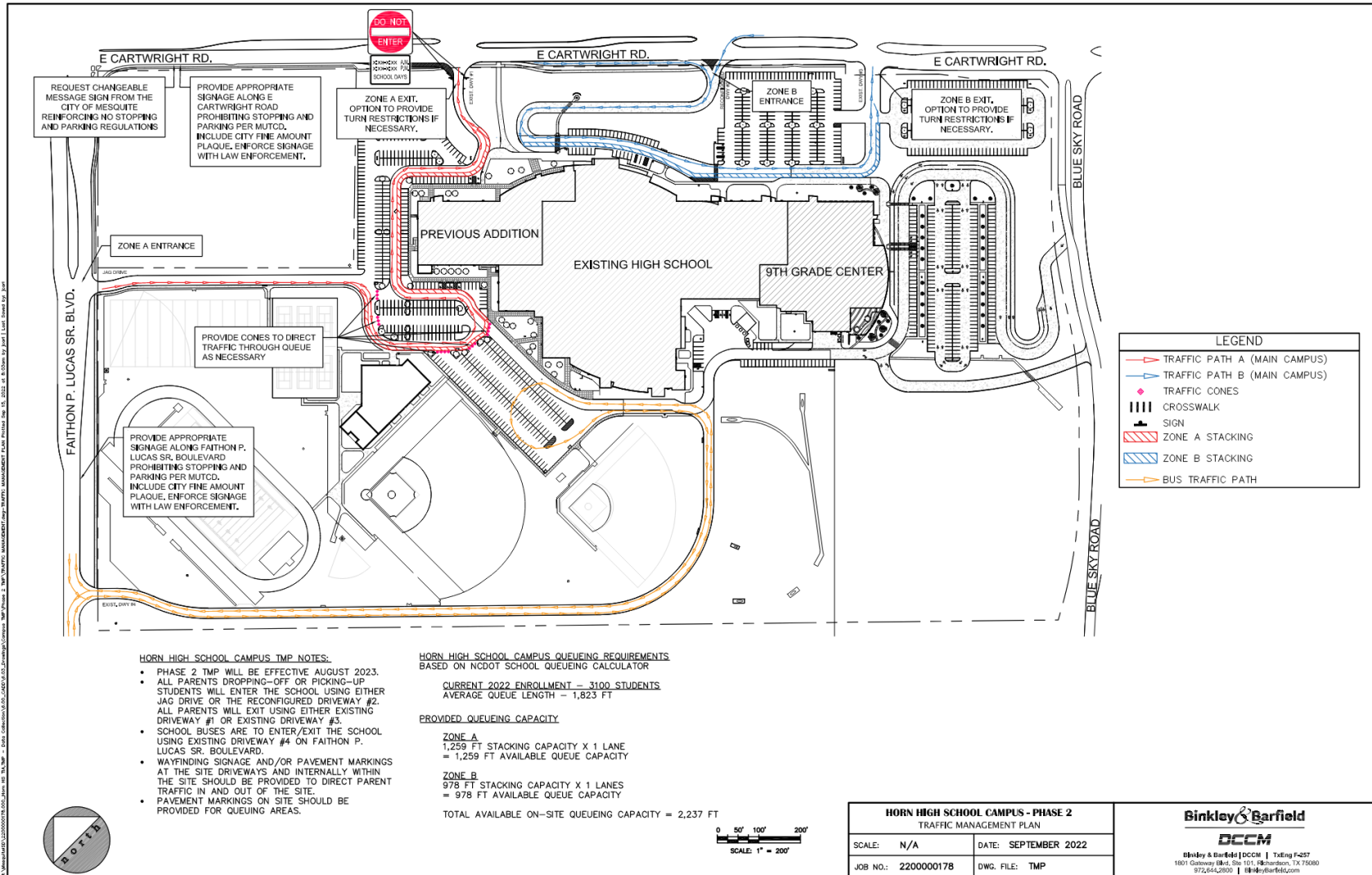
**ATTACHMENTS**

- Exhibit 1 – Horn High School Traffic Management Plan – Phase 1
- Exhibit 2 – Horn High School Traffic Management Plan – Phase 2
- Exhibit 3 – Horn High School Traffic Management Plan – Phase 3





ATTACHMENT 8 – TMP PHASE 2



**HORN HIGH SCHOOL CAMPUS TMP NOTES:**

- PHASE 2 TMP WILL BE EFFECTIVE AUGUST 2023.
- ALL PARENTS DROPPING-OFF OR PICKING-UP STUDENTS WILL ENTER THE SCHOOL USING EITHER JAG DRIVE OR THE RECONFIGURED DRIVEWAY #2. ALL PARENTS WILL EXIT USING EITHER EXISTING DRIVEWAY #1 OR EXISTING DRIVEWAY #3.
- SCHOOL BUSES ARE TO ENTER/EXIT THE SCHOOL USING EXISTING DRIVEWAY #4 ON FAITHON P. LUCAS SR. BOULEVARD.
- WAYFINDING SIGNAGE AND/OR PAVEMENT MARKINGS AT THE SITE DRIVEWAYS AND INTERNALLY WITHIN THE SITE SHOULD BE PROVIDED TO DIRECT PARENT TRAFFIC IN AND OUT OF THE SITE.
- PAVEMENT MARKINGS ON SITE SHOULD BE PROVIDED FOR QUEUING AREAS.

**HORN HIGH SCHOOL CAMPUS QUEUING REQUIREMENTS**  
 BASED ON NCDOT SCHOOL QUEUING CALCULATOR

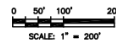
CURRENT 2022 ENROLLMENT = 3100 STUDENTS  
 AVERAGE QUEUE LENGTH = 1,823 FT

**PROVIDED QUEUING CAPACITY:**

**ZONE A**  
 1,259 FT STACKING CAPACITY X 1 LANE  
 = 1,259 FT AVAILABLE QUEUE CAPACITY

**ZONE B**  
 978 FT STACKING CAPACITY X 1 LANES  
 = 978 FT AVAILABLE QUEUE CAPACITY

TOTAL AVAILABLE ON-SITE QUEUING CAPACITY = 2,237 FT

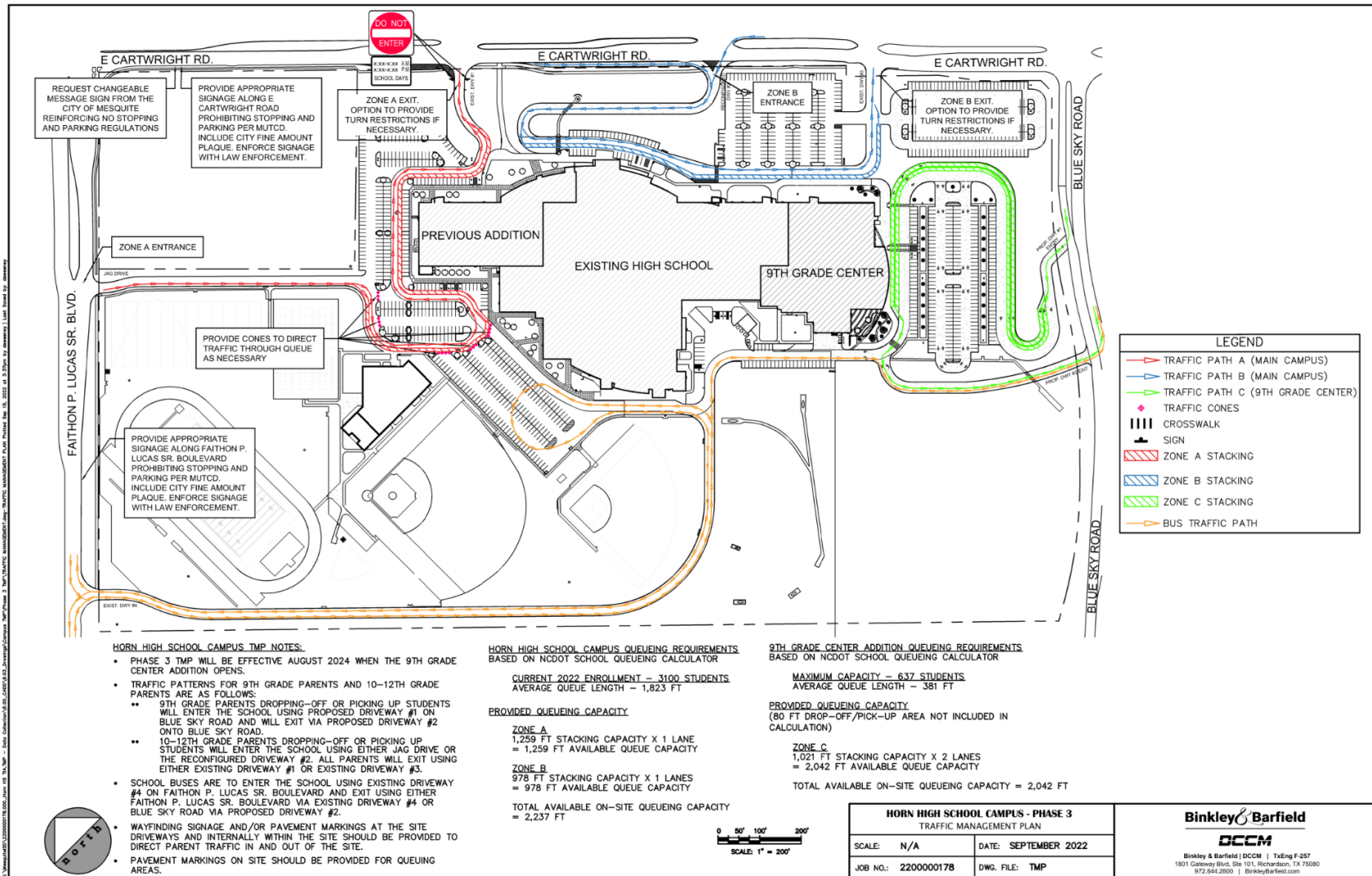


HORN HIGH SCHOOL CAMPUS - PHASE 2 TRAFFIC MANAGEMENT PLAN	
SCALE: N/A	DATE: SEPTEMBER 2022
JOB NO.: 2200000178	DWG. FILE: TMP

**Binkley & Barfield**

**DCCM**

Binkley & Barfield | DCCM | T:Eng R-257  
 1801 Gateway Blvd, Ste 101, Richardson, TX 75080  
 972.664.2900 | [www.binkleybarfield.com](http://www.binkleybarfield.com)



**ATTACHMENT 9 – RETURNED NOTICES**



CITY OF MESQUITE  
 PLANNING AND ZONING COMMISSION  
 NOTICE OF PUBLIC HEARING REVISED

**LOCATION:** 3300 E. Cartwright Road  
 (See attached map for reference)  
**FILE NUMBER:** Z0722-0248  
**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District  
**REQUEST:** From: Agricultural and Planned Development – Single Family No. 3887  
 To: Agricultural and Planned Development – Single Family No. 3887 with a Conditional Use Permit

The requested Zoning Change for a Conditional Use Permit (CUP) will allow a school use on the property. The applicant is proposing to expand Horn High School by adding a located at 3300 E. Cartwright Road. The project includes a 85,000 sf(approx.) addition to existing Horn High School and to be used as a 9th grade center.

A list of permitted uses for each zoning district is available on the City’s website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://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**

Dr. John D. Horn High School, Block A, Lot 1R

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 26, 2022**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **October 3, 2022**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto: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 **September 22<sup>nd</sup>** to be included in the Planning and Zoning Commission and City Council packets. 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.

Zoning Case: Z0722-0248  
 I am in favor of this request   
 I am opposed to this request   
 Name:(required) LF Gateway LP, by LF Gateway GP, LLC, its sole general partner  
 Address of Noticed Property: 3201 E. Cartwright Rd Mesquite, Tx 75181  
 Owner Signature: [Signature] - Manager Date: 9/12/22

Reasons (optional): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RECEIVED  
 SEP 16 2022  
 Please respond by returning to: PLANNING DIVISION  
 Garrett Langford  
 CITY OF MESQUITE  
 PO BOX 850137  
 MESQUITE TX 75185-0137