

FILE NUMBER: Z0925-0416
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 22, 2025
City Council: Monday, October 6, 2025

GENERAL INFORMATION

Applicant: SRB Mesquite, LLC
Requested Action: Rezone from Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to Planned Development – Commercial with Conditional Use Permit Ordinance No. 5162 within TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district.
Location: 1738 N. Town East Blvd (aka 3000 Town East Mall)

PLANNING AND ZONING ACTION

Decision: On September 22, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

SITE BACKGROUND

Platting: Town East Mall Phase 2, Block A, Lot 1
Size: 18.66 acres
Zoning: C – Commercial
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
1966: Rezoned to C, Commercial
1996: Rezoned to C within TERRA overlay
2025: Rezoned to C within TERRA overlay with CUP (Main Event)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial TERRA Overlay with CUPs	Restaurant and Retail Uses
SOUTH:	C – Commercial TERRA Overlay with CUPs	Restaurant and Retail Uses
EAST:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
WEST:	R-2 Single Family TERRA Overlay with CUP	North Mesquite High School

CASE SUMMARY

The applicant is requesting a zoning change for the ~18-acre property at the southeast corner of North Town East Boulevard and IH-635, the site of the former Sears building, to allow for redevelopment. SRB Mesquite, LLC. (Elm Creek Investments), acquired the property in 2020 following Sears' closure with the long-term intent of redevelopment. The owner's development team, represented by Four Rivers, LLC, has been working with the City of Mesquite Economic Development staff on a development agreement.

The proposed plan includes creating several outparcels along the frontage for quick-service restaurants and retail uses, leasing most of the ground floor of the former Sears building to Main Event, which obtained a Conditional Use Permit in April 2025 for indoor recreation and arcade games, and exploring a partnership with the City to establish a conference center on the second floor, supported by a multilevel parking garage and future hotel. The Planned Development (PD) would allow the conference center and reception facilities, while a hotel would require a separate Conditional Use Permit. The PD also includes modifications to signage, parking, building height, and landscaping requirements.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

The Comprehensive Plan noted that "competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail across the country. Consideration should be made for changes in the market, and plans should be developed for Town East Mall and the surrounding area to evolve."

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD district.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

Staff Comments: *The proposed PD promotes public health, safety, and welfare by enabling infill commercial development on an underutilized parking area, supporting more efficient land use, and adding economic activity without negatively impacting adjacent properties. The proposed PD will also assist in the adaptive reuse of the former Sears building.*

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

Staff Comments: *The Comprehensive Plan acknowledges the shifting retail landscape due to online shopping and changing consumer preferences. Specifically, it calls for strategies to help the mall and surrounding area evolve, adapt to market trends, and maintain economic vitality. Redevelopment of the former Sears property will bring new investment and develop long-underutilized parking areas. The proposed PD also creates a framework for future uses such as a conference center and hotel, further supporting Town East Mall's evolution from a retail-focused destination to a mixed-use hub with entertainment, restaurant, retail, and hospitality options.*

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

Staff Comments: *The proposed PD supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by encouraging private investment, economic growth, and job creation through the redevelopment and adaptive reuse of a former big-box retail site and its underutilized parking area.*

4. The extent to which the proposed amendment creates nonconformities.

Staff Comments: *The proposed PD will provide relief from the parking and landscaping requirements to avoid creating nonconformities when the property is redeveloped and subdivided to create the outparcels.*

5. The compatibility with the existing use and zoning of nearby property.

Staff Comments: *The proposed PD provides relief from parking and landscaping requirements, which will help prevent the creation of nonconformities when the property is redeveloped and subdivided to create the proposed outparcels.*

6. The trend of development, if any, in the general area of the property in question.

Staff Comments: *In 2017, Dick's Sporting Goods was developed on the adjacent lot where the north entrance of Town East Mall was formerly located. In May 2025, a Conditional Use Permit was approved, allowing Main Event to occupy the bottom floor of the former Sears building.*

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

Staff Comments: *The current Commercial zoning allows the proposed restaurant and retail uses and outparcels by right. However, according to the applicant, the redevelopment plan shown on the Concept Plan would not be feasible without modifications to the required parking and landscaping standards.*

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

Staff Comments: *Utilities will need to be extended to serve the outparcels as the site redevelops. Public facilities in the area are adequate and can be extended by the developer. As a non-residential project, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will meet City access standards. A traffic impact analysis will be required at the site plan stage.*

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

Staff Comments: *The proposed PD provides greater public benefit than standard zoning by enabling redevelopment, as the proposed modifications to the development standards will make the project more feasible.*

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

Staff Comments: *The concept plan provides an opportunity for new development by converting underutilized parking into productive outparcels and allows for the adaptive reuse and redevelopment of the former Sears building. The proposed PD will include modified development standards regarding parking, landscaping, signage, screening, and building height.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed PD is consistent with the Mesquite Comprehensive Plan and meets the review criteria in Section 5-311(N.), warranting approval. It provides an opportunity for the adaptive reuse of the former Sears building while allowing the underutilized areas of the site to be redeveloped with new restaurant and retail uses.

ACTION

Should the Commission find that the request meets the applicable criteria, a motion may be made to approve the zoning change to Planned Development – Commercial, subject to Exhibits A (Legal Description), B (Development Standards), C (Concept Plan), and D (Sign Concepts). As with all PDs, the Commission may also include stipulations as part of its motion to approve.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of September 23, 2025, no property owner notices have been returned.

CODE CHECK

A site inspection found no visible code violations as of the date of this report.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit B Planned Development Standards
8. Exhibit C Concept Plan
9. Illustrative Landscape Concept Plan
10. Exhibit D Sign Concept

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Rezoning to PD-Commercial
Applicant: SRB Mesquite LLC
Location: 1738 N. Town East Blvd (3000 Town East Mall)

Legend

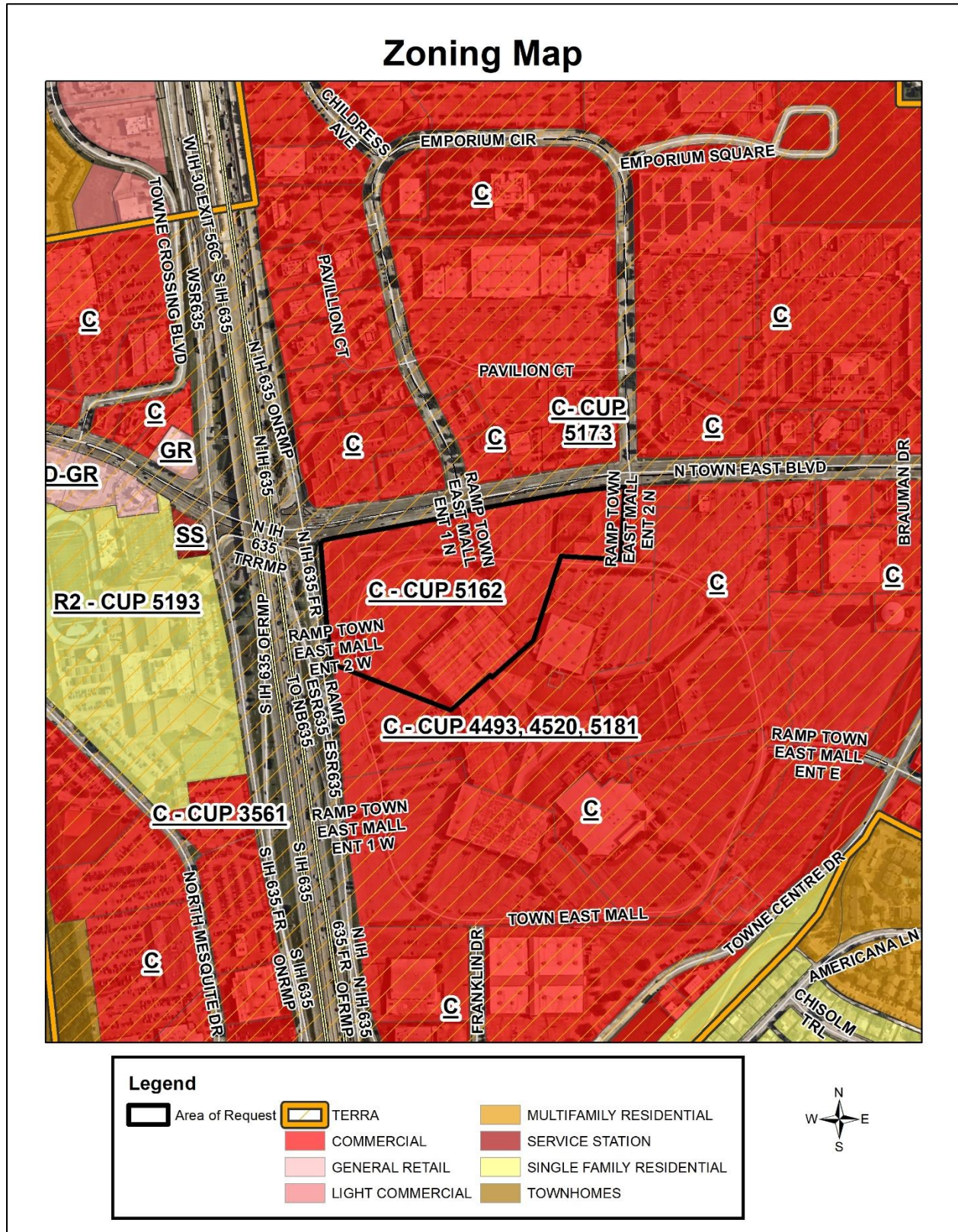
 Area of Request



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

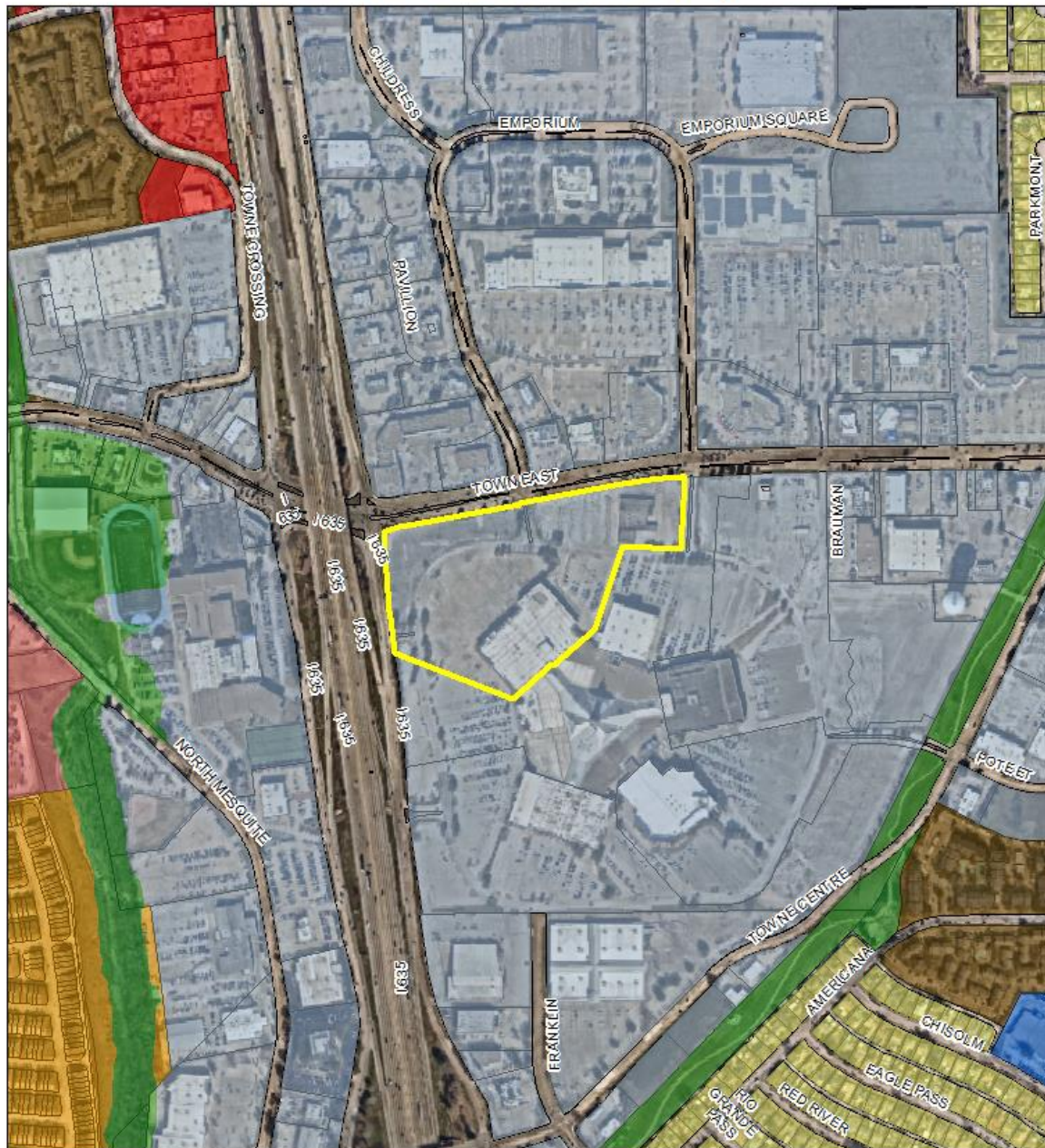


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

Area of Request	Medium Density Residential	Regional Retail
Town East Special Planning Area	High Density Residential	Public/Semi-Public
Low Density Residential	Neighborhood Retail	Parks, Open Space, Drainage



ATTACHMENT 5 – SITE PHOTOS



Former Sears Building



Facing East along Town East Blvd

STATEMENT OF INTENT & PURPOSE

Sears Town East PD

300 Town East Mall
(Former Sears Property)

SRB Mesquite, LLC (SRB), is the owner of the former Sears & Robuck property at Town East Mall, an approximate 18.67 acre tract of land that is part of the Final Plat of Town East Mall. SRB intends to redevelop the property. The first phase of the redevelopment will be to remodel the Sears building to accommodate a number of uses including retail, restaurant and entertainment. This PD request pertains to the overall Sear property. The subject property is located at southeast corner of IH-635 and Town East Blvd. The Sears building is currently vacant and the interior of the building is currently undergoing selective demolition to make way for new tenants. The property is described as Lot 1, Block A of the Final Plat of Town East Mall.

The Sears property along with the balance of the Town East Mall tract is currently zoned “C - Commercial” and is within the TERRA Overlay District. The proposed uses for the property will include uses currently allowed under the current “C” zoning and TERRA Overlay, plus some additional uses such reception facilities, a parking garage and governmental or municipal sponsored uses. As well as other uses allowed within the current zoning designation such as a hotel and hair salons with the approval of a Conditional Use Permit.

Additionally, the landscaping will be increased significantly on the overall 18 acre site. The new Out-Parcels will meet the landscape requirements stated in the MZO (10% of the site area). We are proposing that the remaining Sears lot be landscaped at 5% of the site area so as to not eliminate necessary parking. However, landscaped public amenity spaces & pedestrian circulation pathways will be included in that 5%.

As related to parking, the new Out-Parcels will self-park in accordance with the MZO. We are proposing that the maximum number of parking spaces required for all uses that occupy the existing Sears building to be 400 spaces after the redevelopment work is complete. If a CUP is approved for the Hotel, a parking garage would be added in conjunction with the Hotel to provide parking for the Hotel. Also, it is important to note that the Sears parcel has cross-access for parking on the adjacent Mall property which will provide additional parking spaces for the Sears property redevelopment.

Also, based upon the development’s location at northeast corner of IH-635 and Town East Blvd., there appears to be adequate infrastructure in place for transportation/traffic, water, wastewater and stormwater drainage.

ATTACHMENT 6 – APPLICATION MATERIALS

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Please print legibly. This application can also be completed online at the [Civic Access portal](#).

Application Checklist

- ☒ Completed Application ☒ Statement of Intent and Purpose ☒ Zoning Exhibits A, B, & C
☒ Owner Authorization (page 6) ☒ Application Fee* (\$1,500 + \$15 per acre) ← To be sent via overnight delivery

**An additional fee may apply if a change to the Comprehensive Plan is required.*

Property Information

General Location: Southeast Corner of Town East Blvd. & IH-635
Physical Address: 300 Town East Mall City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)
Subdivision: Town East Mall Block: A Lot: 1

Applicant Information – The person filling out the application

First Name: Steve Meier Last Name: Meier
Phone Number: (214) 632-9611 (contact: Steve Meier) Email Address: steve@scm-development.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 the information below)
First Name: Karl Last Name: Williams
Phone Number: (972) 977-3374 Email Address: karlw@elmcreekinvestments.com
Mailing Address: 4514 Cole Avenue Suite 1220 City, State: Dallas, TX
(If different from physical address)
Zip Code: 75205

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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: _____

Amending Planned Development

Ordinance Number(s): _____

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

- ☐ 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 dwelling units)
☐ Multifamily (more than 25 dwelling units) ☐ Attached Dwellings (3-plex/4-plex)
☐ Zero Lot Line Dwelling ☐ Townhouse Dwellings ☐ Attached Dwellings (3-plex/4-plex)
☐ Patio Home ☐ Mobile Home Parks ☐ Traditional Neighborhood Mixed Residential (TNMR)
☐ Other: _____

Planned Development Non-Residential Zoning Districts (Base Zoning)

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

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Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

You may use separate or additional sheets

1. Proposed Uses:

a. All uses currently allowed in the "C" Zoning and the TERRA Overlay.

b. Conference Centers, Resecption Facilities, Multi-level Parking Garage.

c. These uses would be allowed vua a CUP: Limited Service Hotel, Major Reception Facility within a Hotel.

2. Existing Uses: Vacant. Proposed Zoning: No change to the Base Zoning or Land Use is being requested.

3. The property is currently developed as a Sears Department Store & Auto Service Center, but both buildings are vacant.

4. No residential uses are proposed

5. The Comp Plan describes this area (The Town East Special Planning Area" as the largest center of retail in Mesquite. The requested rezoning (PD) complies with the Comp. Plan in that it will enhance the ability for the property to be redeveloped with a variety of dining, recreation and experiential attractions and will bring activity & foot traffic at varying times of the day.

In summary, the proposed PD is consistant with the goals and reccomendations of the Mesquite Comprehensive Plan, supporting adaptive reuse, experiential development, and the transformation of the currently vacant Sear property into a more dynamic and vibrant area.

6. The PD will allow a lesser landscape coverage on the remaining Sears property after the re-plat to create the new Out-Parcels,

However, these new Out-Parcels will provide the landscape coverage currently required by the MZO (10% of the lot area). The remaining open space on the Sears lot (the total lot area minus the Sears Footprint) will only be required to have a 5% landscape coverage. So the overall development of the new Out-Parcels & the redevelopment of the remaining Sears parcel will include more that 53,000 sf of landscaped areas as compared to the current landscaped area of less that 10,000 sf.

Also, this PD would requires the new Out-Parcels to be self-parked to the current parking code, but it would allow the Sears building area to be parked at a lesser ration due to the availability of shared parking with the adjacent Mall property.

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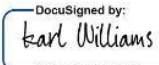
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OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

Property Owner: Karl Williams Phone Number: (972) 977-3374
Address: 4514 Cole Avenue Suite 1220
Dallas, TX 75205 Email Address: karlw@elmcreekinvestments.com
Signature:  103000009505481...

Each property owner must complete a separate authorization form

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Exhibit A – Development Standards

This Planned Development - Commercial (“**PD-C**”) district within the TERRA Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts Commercial (“**C**”) District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT “C”** (“Concept Plan”), and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. **Land Uses.** The permitted uses on the PD-C district property include the permitted uses in the C District classification and Town East Restaurant Retail (“TERRA”) Overlay District as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.b. below.

a. Any land use requiring a Conditional Use Permit (“CUP”) in the C Zoning District or TERRA Overlay District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.c. below. The following uses will require a CUP within this PD-C district:

- i. Beauty Salons
- ii. Barber Salons
- iii. General Service Hotel
- iv. Limited Service Hotel

b. Any land use prohibited in the C Zoning District and TERRA Overlay District, as amended, is also prohibited unless permitted in subsection 1.c. below. The following uses are also prohibited:

- i. SIC Code 40: Railroad Passenger Terminal
- ii. SIC Code 61: Alternative Financial Institutions
- iii. SIC Code 593: Used Merchandise
- iv. SIC Code 593a: Pawnshops
- v. SIC Code 5947: Gift, Novelty, Souvenir Shops
- vi. SIC Code 5993: Tobacco Stores
- vii. SIC Code 5999g: Paraphernalia Shops
- viii. SIC Code 753 Auto Repair Shops
- ix. SIC Code 754 Auto Services

c. The following uses are permitted on the PD-C district property:

- i. SIC Code 6512: Conference Center (Limited to Parcel 1)
- ii. Reception Facility b. Major Reception Facilities within a Conference Center and/or Hotel (Limited to Parcel 1)
- iii. Multilevel parking garage
- iv. Any governmentally and/or municipally sponsored uses

ATTACHMENT 7 – DEVELOPMENT STANDARDS

- v. Drive through lanes and related equipment and outdoor seating areas associated with any restaurant as an accessory use.
2. **Development Standards.** In addition to the requirements of the MZO, the planned development is subject to the following:
- a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan (such as building placement and lot sizes) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Cross Access.** A cross access easement shall be provided between abutting lots within the PD-C district property. Cross access easements are not required to be platted and may be dedicated via separate instrument.
 - c. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO with the following modifications:
 - i. For all the outparcels 1-7, as shown on the Concept Plan, one (1) parking space for each 250 square feet of gross floor area shall be provided for retail, restaurant, and service uses.
 - ii. The maximum number of parking spaces required for the gross floor area within the existing building improvements (i.e. former Sears building, identified as Parcel 1 on the Concept Plan) existing as of the date hereof within the PD-C district property shall be 400 parking spaces without regard to the uses being conducted within such existing gross floor area. The following uses shall provide additional parking beyond the 400 parking spaces:
 - 1. A conference center shall have 100 additional parking spaces.
 - 2. The minimum parking requirement for a hotel shall be 0.5 parking spaces for each hotel room.
 - 3. The required parking for the conference center and hotel shall be provided through a multilevel parking garage.
 - iii. Off-site parking. Required parking for a use may be provided on a separate lot not within the PD-C district property; provided, an easement over the off-site parking facilities in favor of the premises to be benefited thereby shall be granted and recorded in Dallas County records as a condition of such use.
 - iv. The entire PD-C district property is considered one lot for purposes of required parking, and uses with compatibly overlapping or mutually exclusive hours may share parking spaces.
 - v. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
 - d. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:

- i. One (1) monument sign with a 5' maximum height and maximum of 100 square feet of face area (on each side) is permitted on each lot contemplated by the Concept Plan.
 - ii. Two (2) new multi-tenant Pylon Signs with a 35-foot maximum height and a maximum of 250 square feet each are allowed at the existing Main Mall Entrance Drives from Town East Blvd. & the IH-635 Frontage Road. Signs permitted by this subsection may advertise any business located within the PD-C district, regardless of individual lot lines, without being considered off-premises (billboard) signage.
 - iii. One (1) single user Pylon Sign with a 25' maximum height and a maximum of 100 square feet of face area (on each side) is permitted on the street frontage of each lot contemplated by the Concept Plan.
 - iv. One (1) "Welcome" sign shall be installed by the developer located at southeast corner of Town East Blvd. & the IH-635 Frontage Road. The sign shall have architectural design and material consistent with the freestanding sign permitted in this ordinance. After installation and acceptance, the City of the Mesquite will maintain the Welcome sign. The sign shall be placed in a maintenance easement dedicated to the City of Mesquite.
 - v. An assortment of Directional Signs are permitted on each lot contemplated by the Concept Plan to direct traffic flow.
 - vi. Free standing signs shall be consistent with the designs as shown in Exhibit "D".
- e. **Screening.**
- i. Screening for roof-mounted units shall be incorporated with the building facade.
 - ii. Drive-through lanes located between the building and the right-of-way will need to be screened from the right-of-way by a 4-foot evergreen hedge row.
- f. **Building Height.** Maximum building height for a hotel is nine (9) stories or 135 feet.
- g. **Landscaping.** The landscaping shall comply with the following stipulations:
- i. The Outparcels 1-7, as shown on the Concept Plan, shall comply with Section 1A of the MZO.
 - ii. Parcel 1, as shown on the Concept Plan, shall comply with Section 1A of the MZO, except that the minimum required landscaping shall be 5% of the lot. The minimum size at installation for all required landscape trees for Parcel 1 shall be 4-inch caliper.
 - iii. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis

Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

3. **Amenities.** A minimum of four (4) amenities from the list below must be installed within the PD-C district. To obtain credit, all standards must be met. All proposed amenities shall be identified on the final Site Plan for the PD-C district property. All amenities may be installed in phases in conjunction with the phased development of the PD-C district property.

a. Bicycle parking.

- (1) A minimum of two (2) bicycle parking spaces or 5% of the required off-street parking spaces shall be provided, whichever is greater, up to a maximum of ten (10);
- (2) Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
- (3) Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
- (4) Lockers and racks shall be securely anchored to the pavement or a structure;
- (5) Racks shall be designed and installed to support the bicycle upright by its frame in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;
- (6) Areas containing bicycle parking shall be surfaced with impervious surface;
- (7) When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director of Planning and Development to be unnecessary; and
- (8) Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 300 feet walking distance from the main entrance, but shall not interfere with pedestrian movements or accessible routes.

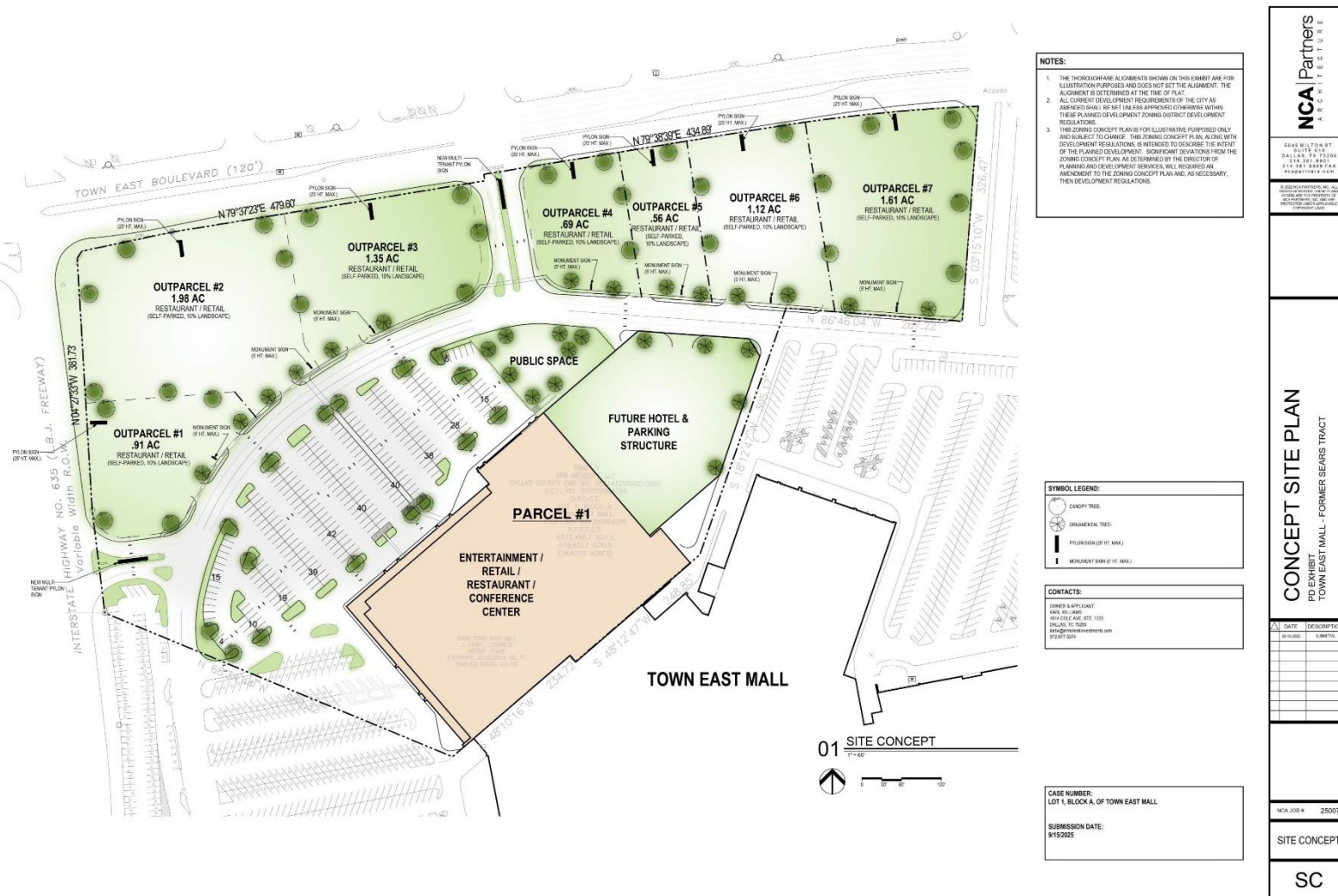
b. Pedestrian Seating.

- (1) A minimum of one permanent pedestrian seating feature (such as a bench) shall be provided for each 500 linear feet of sidewalk/trail, or a fraction thereof; Pedestrian seating which is provided at building entrances do not count towards fulfilling this requirement;
- (2) Each pedestrian seating feature shall provide a minimum of three (3) seats and shall not interfere with pedestrian movements;

ATTACHMENT 7 – DEVELOPMENT STANDARDS

- (3) All pedestrian seating used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings;
 - (4) All pedestrian seating shall be maintained by the property owner; and
 - (5) All pedestrian seating shall be made of a minimal maintenance material such as stone or a concrete product.
- c. Enhanced pavement materials. Enhanced pavement materials shall be provided at all vehicular access points from public right-of-ways into the PD-C district property and at all pedestrian crossing locations on the interior of the PD-C district property. Enhanced pavement may be in the form of brick pavers, stamped and stained concrete with the appearance of hand laid units, or other material as approved by the Director of Planning and Development.
- d. Public gathering space. In the approximate location and size shown on the Concept Plan subject to approval by the City Manager or their designee.
- e. Outdoor dining area.
 - (1) An outdoor dining area, including dining tables and seating, located mostly or completely outside shall be provided. The total outdoor dining area shall not be less than 10% of the gross floor area of the applicable business; and
 - (2) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director of Planning and Development to be unnecessary.
- f. Art feature.
 - (1) An art feature may include a monument, sculpture, mural, or any artistic display. The art feature must have clear identification indicating its status as art (creator, dedication, year, materials, etc.);
 - (2) The art feature shall be located where it is highly visible and accessible to the public; and
 - (3) The art shall be maintained in good order for the life of the principal structure.
- g. Other. Other amenities may be allowed as approved by the Director of Planning and Development.

ATTACHMENT 8 – EXBIHIT B CONCEPT PLAN

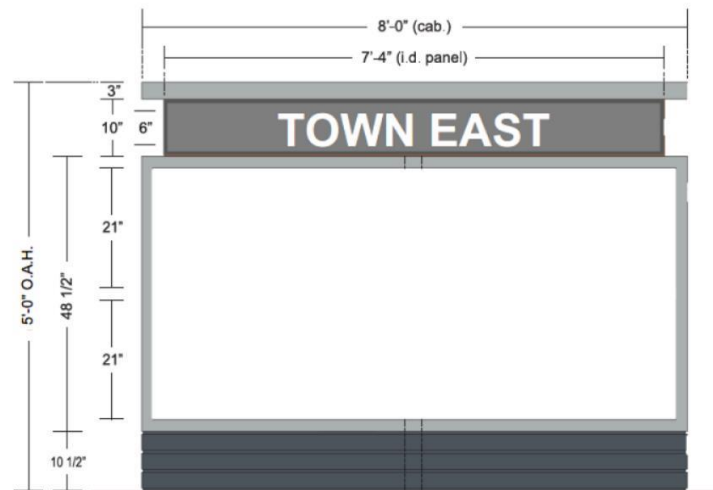




ATTACHMENT 10 – EXHIBIT D – SIGN CONCEPTS



25' Single Tenant Pylon Sign Concept



5' Single Tenant Monument Sign Concept