



T E X A S
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PLANNING AND ZONING DIVISION

FILE NUMBER: Z1024-0370
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, October 14, 2024
City Council: Monday, November 4, 2024

GENERAL INFORMATION

Applicant: Brent Bordovsky, on behalf of Marc Miller, Super Star Car Wash
Requested Action: Zoning change to amend Planned Development – General Retail (PD-GR), Ordinance No. 4984, to modify the development standards by allowing a CMU block screening wall in lieu of a precast screening wall.
Location: 1415 S. Belt Line Rd.

PLANNING AND ZONING ACTION

Decision: On October 14, 2024, the Planning and Zoning Commission voted 7-0 to approve the zoning change to amend Planned Development – General Retail Ordinance No. 4984 to allow a CMU screening wall provided that the wall is extended to the existing precast screening wall at 215 W. Cartwright Road to eliminate the gap between the two walls.

SITE BACKGROUND

Platting: Unplatted; the property will be platted as part of the development process.
Size: 3.758 +/- acres
Current Zoning: PD-GR Ordinance No. 4984
Future Land Use: Neighborhood Retail
Zoning History: 1959: Annexed and zoned Residential

Surrounding Zoning and Land Uses (see Attachment 2):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-1, Single-Family Residential	Single-Family Residence
EAST:	GR, General Retail & R-3, Single Family Residential	Meadow Oaks Academy
SOUTH:	GR - General Retail	Retail Strip Center, Gas Station, Sonic
WEST:	GR - General Retail	Taco Bell, Golden Chick

CASE SUMMARY

The applicant requests a PD amendment to allow Super Star Carwash to keep a concrete masonry unit (CMU) screening wall they constructed that does not comply with the PD-GR Ordinance No. 4984 screening wall requirements. In September 2022, City Council approved PD-GR Ordinance No. 4984 to allow a tunnel carwash facility subject to complying with the Development Standards (Exhibit B) and Concept Plan (Exhibit C) within the PD ordinance. The initial developer of the carwash was Wave Wash, which Super Star Carwash acquired in late 2022. Super Star Carwash obtained site plan approval in July 2022 and a building permit in August 2023.

The building plans included with the building permit showed a CMU wall instead of the precast wall. City staff noted on the stamped approved building plans that the screening wall would require a separate permit and must follow the precast concrete screening wall standards in the Mesquite Engineering Design Manual. However, the carwash's contractor constructed the CMU screening wall, which does not qualify as a precast wall, without obtaining a separate permit. The wall does not meet the material and alignment requirements in the PD-GR Ordinance No. 4984, which states the following:

A precast concrete screening wall of eight (8) feet in height, shall be erected and maintained along the northern boundary of the PD. The screening wall shall be erected outside the dripline of the existing trees and must align with the existing screening wall located along the rear of the adjacent property located at 215 West Cartwright Road.

The constructed CMU screening wall does not align with the existing screening located at 215 W. Cartwright Road, leaving a gap between the two walls. The CMU wall is over 8 feet tall, includes a split-face finish on the side facing the carwash, and the color of the wall matches the carwash. Pictures of the constructed CMU wall are in Attachment 5. An example of a precast wall is also included in Attachment 5.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the future land use of the subject property as Neighborhood Retail. Neighborhood Retail was established to include a variety of retail and personal service businesses that meet the daily needs of residents. Development types generally include small or medium scale developments ranging from 1,500 square feet to 45,000 square feet, one to two stories in height. The Comprehensive Plan recommends land uses to be located on arterial or collector roadways and serve as a buffer from roadways for residential areas. A combination of screening, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.

STAFF COMMENTS:

The proposed PD amendment to allow a CMU screening wall in lieu of a precast screening wall does not conflict with the Mesquite Comprehensive Plan, as the CMU wall provides the same level of screening as a precast wall.

CONCLUSIONS

ANALYSIS

The building plans for the CMU wall do not follow the Mesquite Engineering Design standards; however, a licensed engineer designed and sealed the CMU wall plans. While the wall has not gone through final inspections, the inspection staff indicated the CMU wall appears well constructed. CMU wall appears compatible with the architecture of the tunnel carwash, which was built with similar CMU blocks. Additionally, the constructed CMU wall can provide the same level of screening as a precast screening wall, provided that the CMU wall is extended to fill in the gap that was left between the recently constructed wall and the existing screening wall at 215 W. Cartwright Road.

ACTION

After the public hearing, should the Commission find the request agreeable, the Commission can move to approve the PD amendment to amend Exhibit B of Planned Development – General Retail Ordinance No. 4984 to allow the CMU wall provided that the wall is extended to the existing precast screening wall at 215 W. Cartwright Road to eliminate the gap between the two walls.

If the request is denied, the applicant will be required to remove the CMU screening wall and replace it with a precast screening wall constructed in accordance with the Mesquite Engineering Design Manual.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices for properties within 400 feet. As of October 18, 2024, staff has received one response in favor and one in opposition to the request from the statutory notice area.

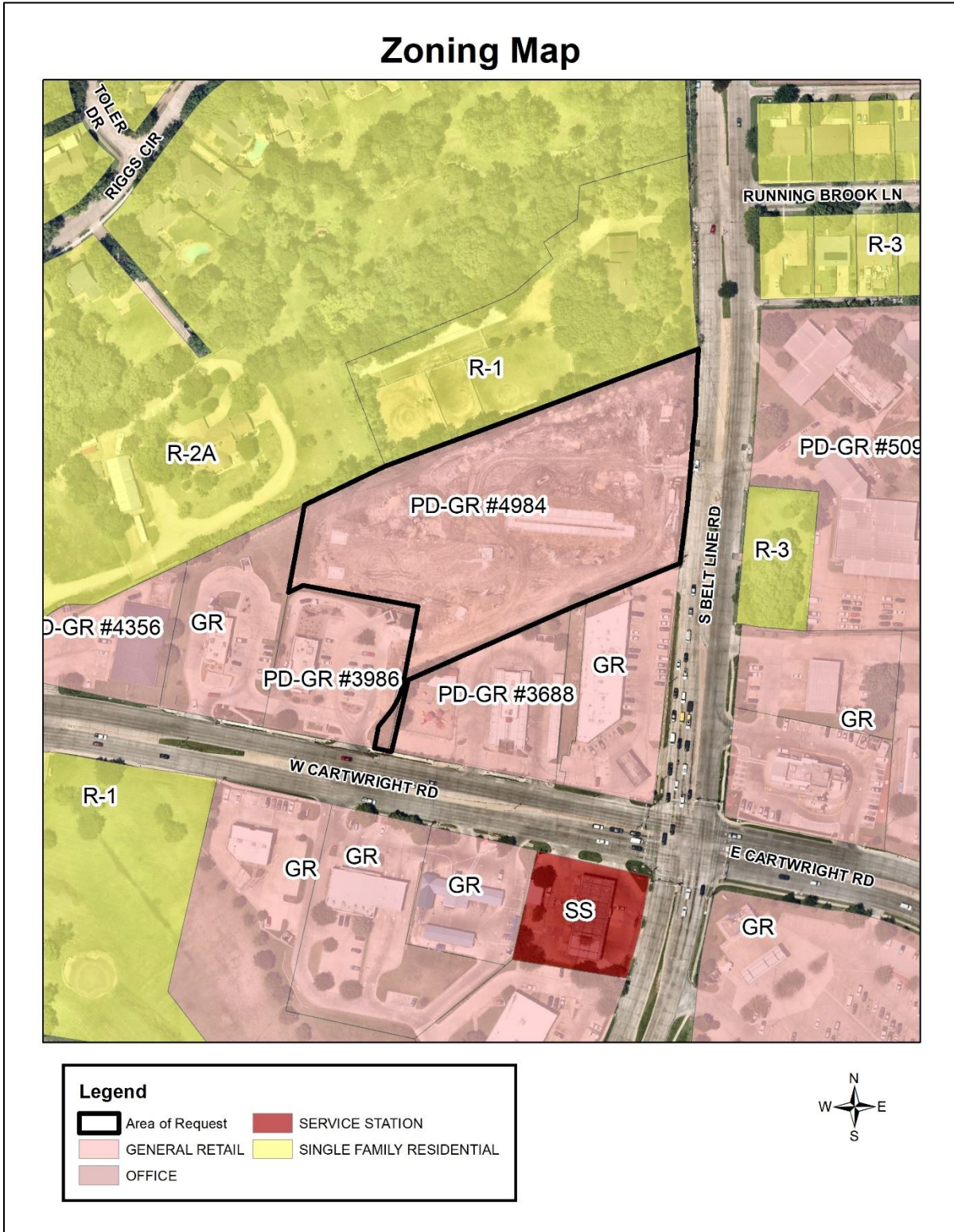
CODE CHECK

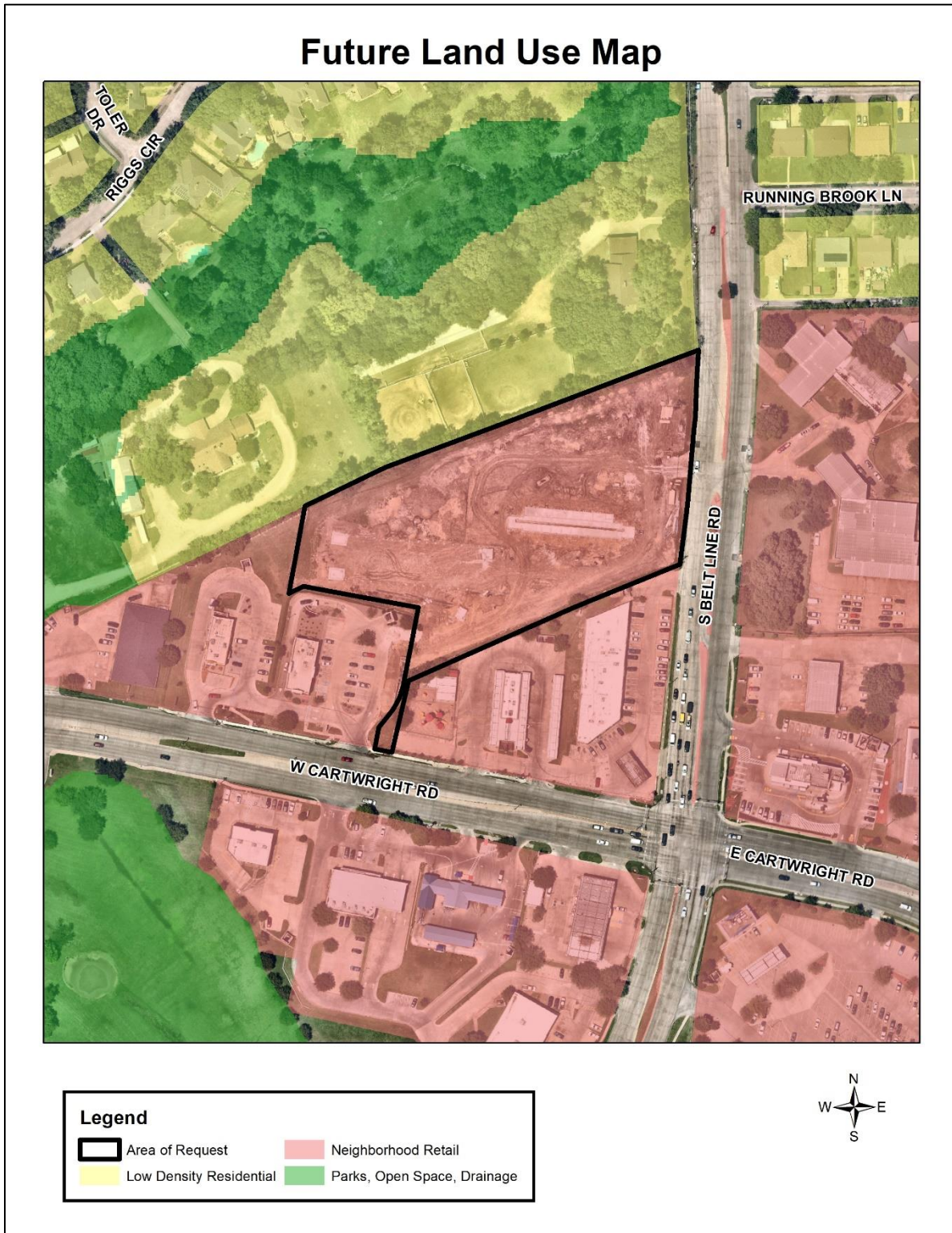
No active code cases.

ATTACHMENTS

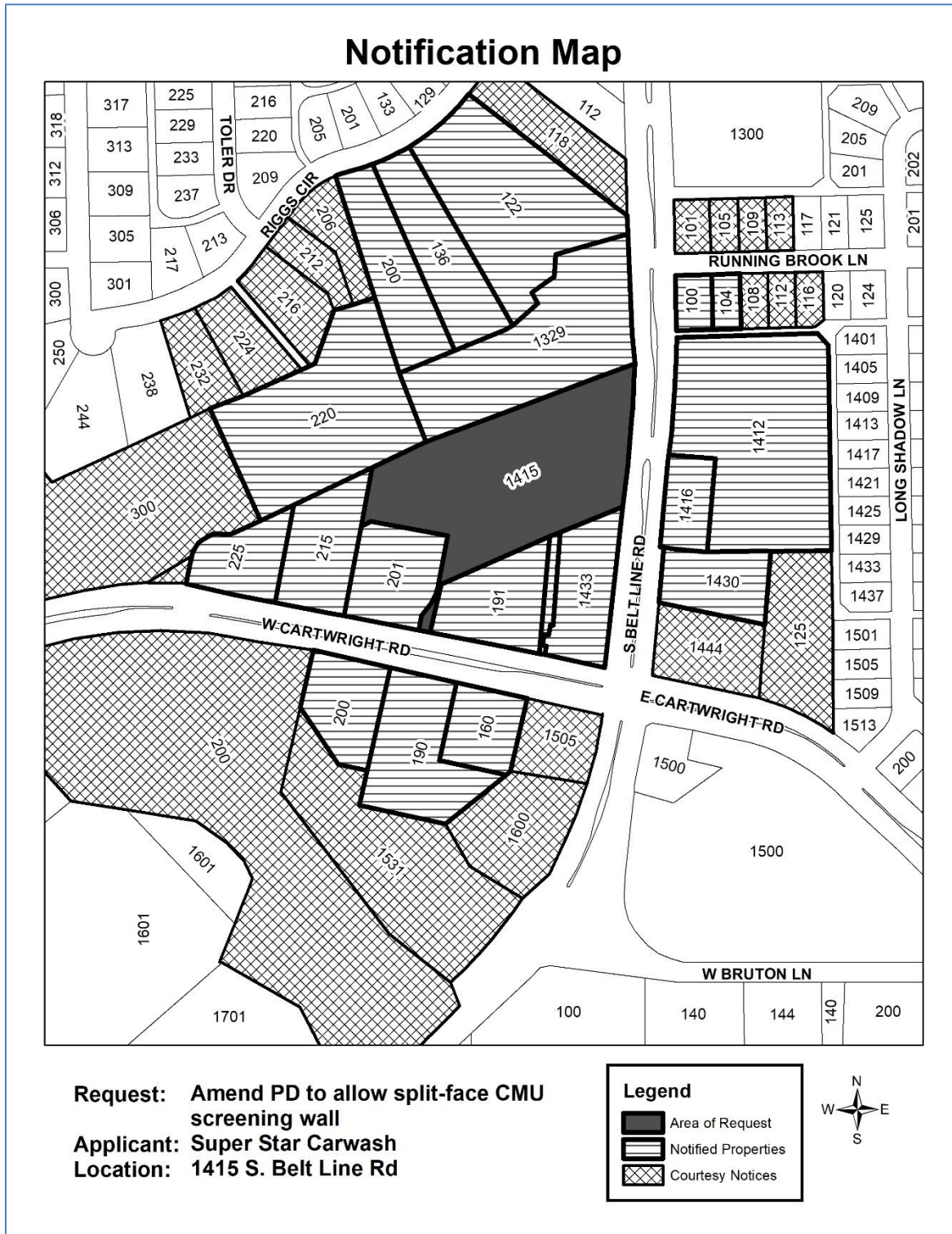
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Applicant's Letter of Intent
6. CMU Wall pictures
7. Exhibit B – Development Standards (Existing)
8. Exhibit C – Concept Plan (Existing)
9. Returned Notices

ATTACHMENT 2 – ZONING MAP





ATTACHMENT 4 – NOTIFICATION MAP





S. Belt Line Rd facing south



East end of the CMU Wall



CMU wall from S. Belt Line Rd facing west



CMU wall from 215 W. Cartwright facing east



Gap between Golden Chick and Superstar Carwash Wall



North side of the CMU wall



Precast wall at 215 W. Cartwright Rd



October 01, 2024

City of Mesquite
Planning and Zoning

RE: Super Star Car Wash - Mesquite
1415 S Beltline Rd.
Zoning File No. Z0422-0241

This letter is to define the intent to provide a split face CMU block screen wall in lieu of a precast screen wall (as defined in the Mesquite Engineering Design Manual) at the north property line.

The use of a split face cmu block for the screen wall is to match the split face cmu block used in the construction of the car wash building and the monument sign, vacuum pump enclosure and dumpster enclosure site structures. The use of the same material provides for a consistent aesthetic for all the site related structures.

The length of the screen wall along the north property line has an elevation difference of 11'-0" from east to west. Use of CMU block wall will allow for a more manageable stepping and spacing of the wall sections as needed to follow elevation grades as needed than precast panel sections would allow.

If there are any questions/comments or any additional information needed, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Brent Bordovsky".

Brent D. Bordovsky – Project Architect
RPGA Design Group, Inc.
817-319-8455
bbordovsky@rpgaarchitects.com

EXHIBIT "B"
File No. Z0422-0241
Planned Development Standards

A. PLANNED DEVELOPMENT STANDARDS

This Planned Development General Retail (PD-GR) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts General Retail 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-GR district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

B. SCREENING

A pre-cast concrete screening wall of eight (8) feet in height, shall be erected and maintained along the northern boundary of the PD. The screening wall shall be erected outside the dripline of the existing trees and must align with the existing screening wall located along the rear of the adjacent property located at 215 West Cartwright Road.

C. DEVELOPMENT STANDARDS

In addition to the requirements of the GR base zoning district, the Planned Development is subject to the following:

1. Landscape area, as defined by the Mesquite Zoning Ordinance, must be a minimum of 20% of the lot.
2. One (1) shade tree, or one (1) evergreen tree, or three (3) ornamental trees, or combination thereof for each 500 square feet of required landscape according to the underlying zoning (GR), plus 25 additional ornamental trees and 250 shrubs.
3. At least 50% of the required trees are to be located between the main building and the front and/or exterior side property lines.
4. Parking area landscape shall require one tree per every 15 parking spaces. Parking island trees shall be permitted to satisfy this requirement.
5. Landscaping and open space shall in accordance with the Concept Plan.

ATTACHMENT 8 – EXISTING EXHIBIT C - CONCEPT PLAN

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE
ACCORDING TO THE F.I.R.M. NO. 48133005306, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED JULY 7, 2014.

NOTE:

- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF THE PLAN.
- 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. THIS 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 DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
- SPEED LIMIT ON BELT LINE: 40 MPH

LANDSCAPE CALCULATIONS:

SITE PARAMETERS
(PER CITY OF MESQUITE ORDINANCE DATED DEC 30, 2019)
AREA OF PARCEL (TO DEFINE L5 AREA REQ'D) : 20% OF TOTAL SITE AREA TO BE LANDSCAPED PER PD
LANDSCAPE REQUIRED = 32,239.4 S.F. (163,697 SQ.FT.(SITE) X 0.20)
LANDSCAPE PROVIDED = 99,073.72 S.F. (60.5 % OF SITE LANDSCAPED)

QUANTITY OF PLANT MATERIAL

	REQUIRED	PROVIDED
QTY. OF SHADE OR EVERGREEN TREES (5):	33	34
QTY. OF ORNAMENTAL TREE(S): (BASED ON 3:1 RATIO OF REQUIRED SHADE TREES)	NA	25
TREES BETWEEN THE MAIN BUILDING AND FRONT OR EXTERIOR SIDE PROPERTY LINE:	17	9 (SHADE) 5 (ORNAMENTAL)
QTY. OF SHRUBS (NO QUANTITY REQUIRED) PROVIDED FOR SCREENING OF TRASH ENCLOSURE AND VENT PIPES.	NA	256

TREES REQUIRED: (1) SHADE TREE OR (1) EVERGREEN TREE OR (3) ORNAMENTAL TREES, OR COMBINATION THEREOF FOR EACH 500 SQUARE FEET (S.F.) OF REQUIRED LANDSCAPE, ACCORDING TO THE UNDERLYING ZONING (SR):
163,697 S.F./500 S.F. = 32.7 = 33 SHADE TREES AT LEAST 50% OF THE REQUIRED TREES ARE TO BE LOCATED BETWEEN THE MAIN BUILDING AND THE FRONT AND/OR EXTERIOR SIDE PROPERTY LINES.

PARKING AREA LANDSCAPING:
(1) TREE REQUIRED FOR EVERY 15 SPACES
45 SPACES/15 = 3
(AS ALLOWED PER CODE, PARKING ISLAND TREES ARE USED TO SATISFY OVERALL TREE REQUIREMENT)

TREE MITIGATION: NO TREES ARE BEING REMOVED

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWMUT
- SCREEN WALL
- LIGHT POLE
- BUILDING LIGHTS
- GREASE TRAP
- FIRE LANE
- STOP BAR STRIPING
- ACCESSIBLE SPACES
- FIRE HYDRANT
- ADA RAMP
- SIGN

LOCATION MAP
1" = 1/4 mi

SITE DATA TABLE

LOCATION:	W. CARTWRIGHT & BELLINE RD., MESQUITE, TX 75149
LOT AREA:	3.76 AC. (163,697 S.F.)
EXISTING ZONING:	R-1, RESIDENTIAL
PROPOSED ZONING:	PD (OR UNDERLYING)
CURRENT USE:	VACANT
PROPOSED USE:	CAR WASH
BUILDING DATA:	
BUILDING AREA:	5,178 S.F.
BUILDING HEIGHT:	(1 STORY)
BUILDING COVERAGE:	3.16%
F.A.R.	0.032:1
PARKING SUMMARY:	
1 SP PER 500 S.F.	REQUIRED PROVIDED
	10 9
ACCESSIBLE SPACES (PART OF REQ. PARKING)	1 2
TOTAL SPACES	10 11
VACUUM SPACES	34
LANDSCAPE:	
PERVIOUS:	99,073.72 S.F.
IMPERVIOUS:	64,623.28 S.F.
ZONING CONCEPT PLAN	
OWNER:	WILLIAM J. WHITEHURST 529 LARKIN RD SUNNYVALE, TX 751821 214-563-4431
APPLICANT:	BLUEWATER ROAD LLC 2115 FALLING WATER CT CUMMING, GA 30041 980-939-5708
SURVEYOR:	CALVIN MYERS, R.C. MYERS SURVEYING 488 ARROYO COURT SUNNYVALE, TX 75182 214-532-0636 RCMSURVEYING@GMAIL.COM

WAVE WASH XII VACANT LAND

3.76 ACRES
WELL BENNETT SURVEY, ABSTRACT NO. 190
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER/APPPLICANT: BLUEWATER ROAD LLC, 2115 FALLING WATER CT, CUMMING, GA 30041, 980-939-5708
SURVEYOR: CALVIN MYERS, R.C. MYERS SURVEYING, 488 ARROYO COURT, SUNNYVALE, TX 75182, 214-532-0636, RCMSURVEYING@GMAIL.COM

DATE: 07/27/22

EXHIBIT C

WAVE WASH XII
WAVE WASH XII ADDITION, LOT 1, BLOCK A
W.A. BENNETT SURVEY, ABST. NO. 190 &
E.D. BENNETT SURVEY, ABST. NO. 163
CITY OF MESQUITE, DALLAS COUNTY, TX 75149
ZONING CONCEPT PLAN



RECEIVED

OCT 09 2024

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1415 S. Belt Line Road
(See attached map for reference.)
FILE NUMBER: Z1024-0370
APPLICANT: Brent Bordovsky on behalf of Marc Miller, Super Star Car Wash
REQUEST: Amend Planned Development – General Retail, Ordinance No. 4984

A public hearing will be held to consider a zoning change to amend Planned Development (PD) – General Retail, Ordinance No. 4984, to modify the development standards by allowing a split-face CMU block screening wall in lieu of a precast screening wall. There are no changes to the proposed use of the property. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

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

3.758 acres of land in the W.H. Bennett Survey, Abstract No. 190 and E.D. Bennett Survey, Abstract No. 163

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, October 14, 2024**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, November 4, 2024**, 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 **October 9, 2024**, to be included in the Planning and Zoning Commission packet and, by **October 18, 2024**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the 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: Z1024-0370
I am in favor of this request _____
I am opposed to this request _____
Name:(required) Sarah Curtis
Address of Noticed Property: 200 RIGGS Mesquite 75149
Owner Signature: Sarah Curtis Date: 10/6/24

Reasons (optional): This car wash is AN UGLY UNneeded location to our neighbourhood why make it cheaper with precast screening

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



RECEIVED
OCT 10 2024
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1415 S. Belt Line Road
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(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: Z1024-0370
I am in favor of this request *if (*)*
I am opposed to this request
Name: (required) C. M. SCHADE, MD, PhD, PE
Address of Noticed Property: 220 RIVERS CIRCLE, WISQ, 75149
Owner Signature: C. M. Schade Date: 10-7-24

Reasons (optional): *⊕ Approval if they "fill in the GAP" to the GOLDEN CHIC retaining wall with like material -*
⊕ The Walls DO NOT HAVE UP - 10 foot GAP

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

NOTE: The capstone covers many of the expansion joints - This wall fail in time.