



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0524-0362
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARING

Planning and Zoning Commission: Monday, June 10, 2024
City Council Monday, June 17, 2024

GENERAL INFORMATION

Applicant: Suvida
Requested Action: Zoning change from Truman Heights Neighborhood District to Truman Heights Neighborhood District with a Conditional Use Permit to allow a medical clinic.
Property Owner: Matco Investments
Location: 1835 and 1839 N Galloway Ave

PLANNING AND ZONING ACTION

On June 10, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval of the Conditional Use Permit to allow the medical clinic.

SITE BACKGROUND

Legal Description: Northridge Estates 2, Block 23, Portion of Lot 2
Size: 0.90 acres
Zoning: "THN", Truman Heights Neighborhood
Existing Land Use: Retail building
Future Land Use: Truman Heights Special Planning Area
Zoning History: 1951 - Annexed and zoned Residential
1955 - General Retail
2007 - "THN", Truman Heights Neighborhood District

Surrounding Zoning and Existing Land Uses:

Table with 2 columns: ZONING and EXISTING LAND USE. Rows for NORTH, SOUTH, EAST, and WEST directions.

CASE SUMMARY

The applicant seeks to open a medical clinic at 1835 and 1839 N Galloway Avenue, which consists of two vacant tenant spaces within the Northridge Shopping Center. The property owner, Matco, has been working to improve the aging shopping center in accordance with the development agreement ([Resolution 2023-64](#)) by recently completing improvements to the façade. The proposed medical clinic will occupy the Big Dollar Mart (variety store) space.

Medical clinics and offices are permitted by right in most nonresidential zoning districts without any required zoning approval. However, in the Truman Heights Neighborhood zoning district, medical clinics require approval of a Conditional Use Permit. The City Council approved Conditional Use Permits for two other medical clinics in 2019 (2002 N Galloway Ave) and 2021 (802 E US Hwy 80).

Suvida is a storefront medical clinic with business hours of Monday through Friday, 8 AM to 5 PM, and closed Saturday and Sunday. It operates as a primary care facility that serves the Hispanic community, includes by-appointment services, and is open to the community. <https://www.suvidahealthcare.com/>

Until recently, the space was occupied by Big Dollar Mart. The proposed project would include an interior remodel (see Attachment 7) to convert into medical offices. (The Fire Marshall has reviewed the project and determined that a fire sprinkler system is required.) There are no proposed changes to the exterior of the building.

MESQUITE COMPREHENSIVE PLAN

The subject property is within the Truman Heights Special Planning Area, as described in the *Mesquite Comprehensive Plan*. The vision for this area is to maintain the existing character of the neighborhood while still allowing for new development to occur. Aging commercial development should undergo improvements to ensure a high-quality standard.

STAFF COMMENTS:

Staff's opinion is that the proposed use of a medical clinic will meet the Truman Heights Special Planning Area vision outlined in the *Mesquite Comprehensive Plan*. The proposed medical clinic will offer local medical resources to the surrounding neighborhood and be within walking distance of the residents living within the THN. Additionally, staff expects that the medical clinic would draw additional patrons to the Northridge Shopping Center, thereby assisting the viability and success of the tenants in the center.

MESQUITE ZONING ORDINANCE

SECTION 5-503.B: 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 would be within an existing retail building, with no proposed changes to the building footprint. As proposed, the clinic would not involve heavy traffic that would be injurious to the surrounding neighborhood beyond any retail or restaurant use that are permitted by right.

- 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 feel the proposed use will impede the development of the surrounding vacant property and/or tenant spaces.

- 3) *Services*: Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

STAFF COMMENTS:

Adequate utilities, access roads, and drainage have been provided for this development. The proposed uses will be required to meet Fire and Building Codes before issuance of a Certificate of Occupancy (CO). All needles and sharp objects will be disposed of separately by a contracted medical sharp disposal company.

- 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:

Per the Truman Heights Revitalization Code, the number of required parking spaces for civic uses (such as medical clinics) is determined by warrant, or administratively. In most other zoning districts, the standard for medical offices (with appointment-based visits) is 1 space for each 300 square feet of floor area. Staff believes this to be a good standard to use for the proposed use, as the clinic would see patients by appointment only. Based on the proposed use, there is adequate parking on the premises. (See Table 1 for Staff's analysis.) There are 65 parking spaces in front of 1835 and 1839 N Galloway Ave. The entire Northridge Shopping Center has approximately 220 parking spaces.

Business	Area	Parking Standard	Required Parking
Medical Office / Clinic	11,000 SF	Office – 1 space for each 300 square feet of floor area	37 spaces
		Total existing	65 spaces

Table 1. Parking Calculations

- 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:

No nuisances are expected from this proposed business.

CONCLUSIONS

ANALYSIS

Staff finds that the request meets the criteria for approval of a CUP. There are adequate services and parking for the proposed medical clinic. The proposed clinic will also bring a significant investment and vitality to the Northridge Shopping Center. The operation of the proposed use is expected to have no more impact than restaurant or retail uses permitted in the THN district.

RECOMMENDATIONS

Staff recommends approval of the CUP to allow a medical clinic.

PUBLIC NOTICE

Staff mailed notices to all property owners within 400 feet of the subject property. As of June 4, 2024, staff received one response opposing the request.

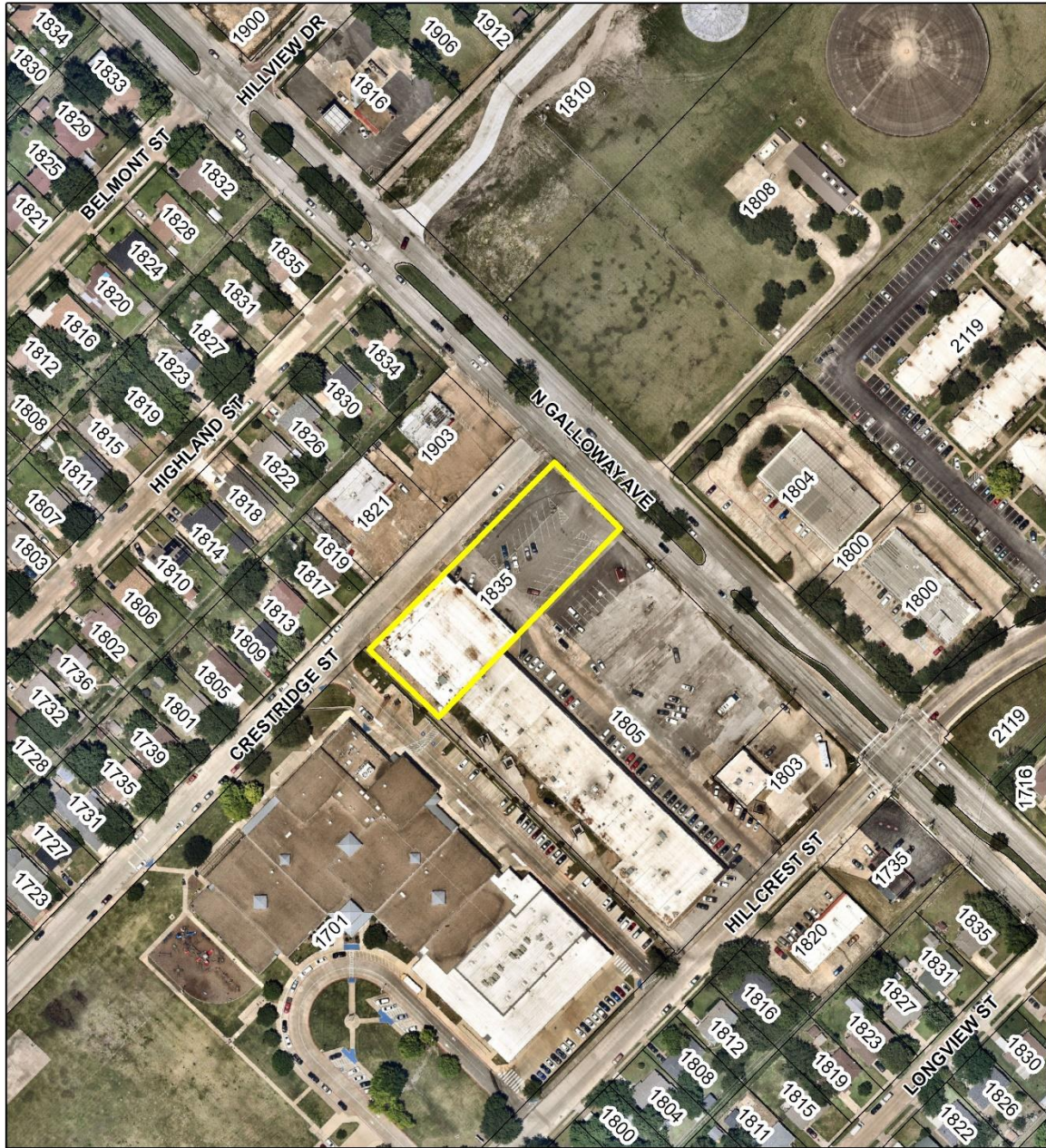
CODE CHECK

At the time of this writing, there are no outstanding code violations.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Application Materials
7. Parking
8. Floor Plan
9. Site Survey
10. Northridge Shopping Center Tenant
11. Public Notices

Aerial Map

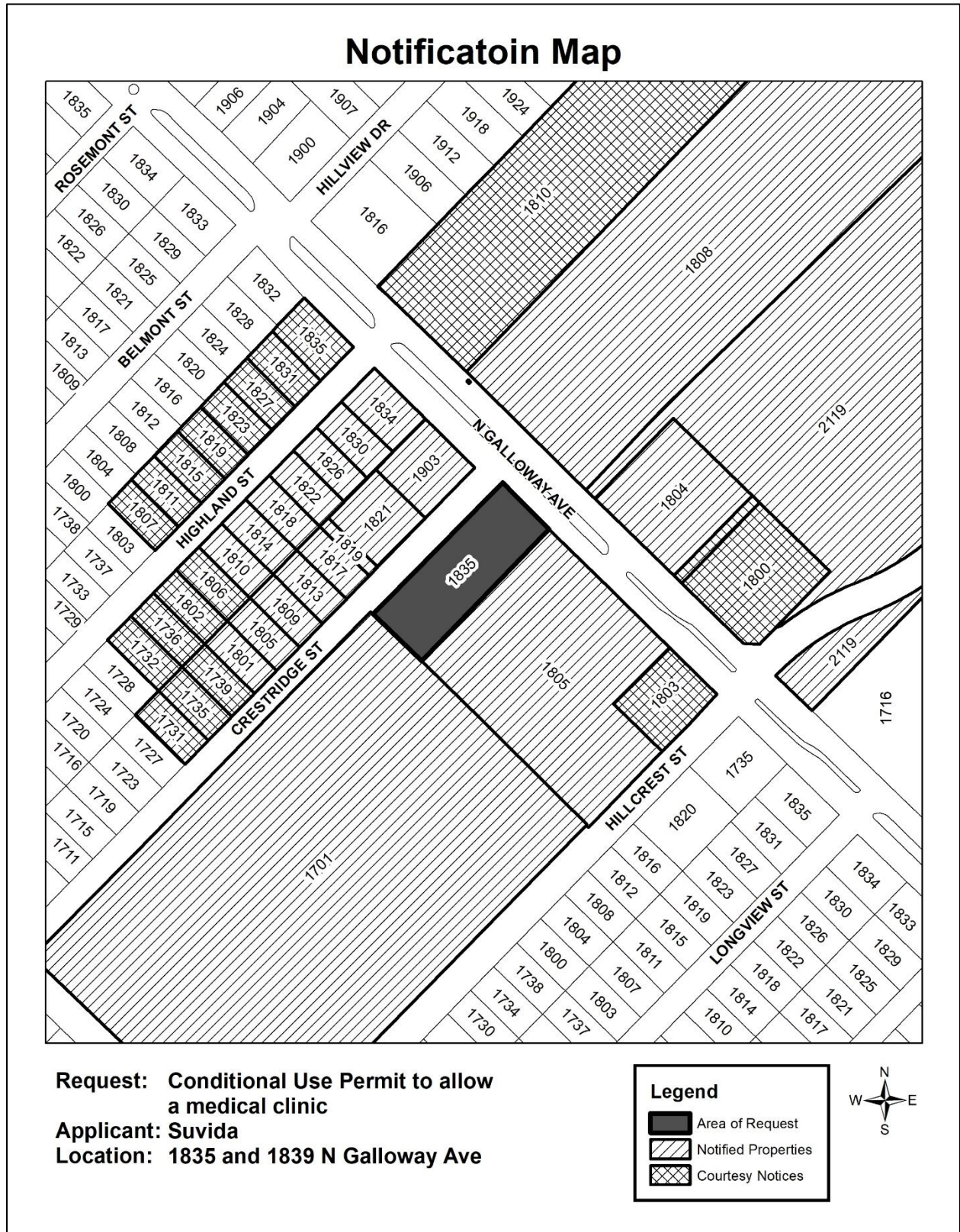


Request: Conditional Use Permit to allow a medical clinic
Applicant: Suvida
Location: 1835 and 1839 N Galloway Ave

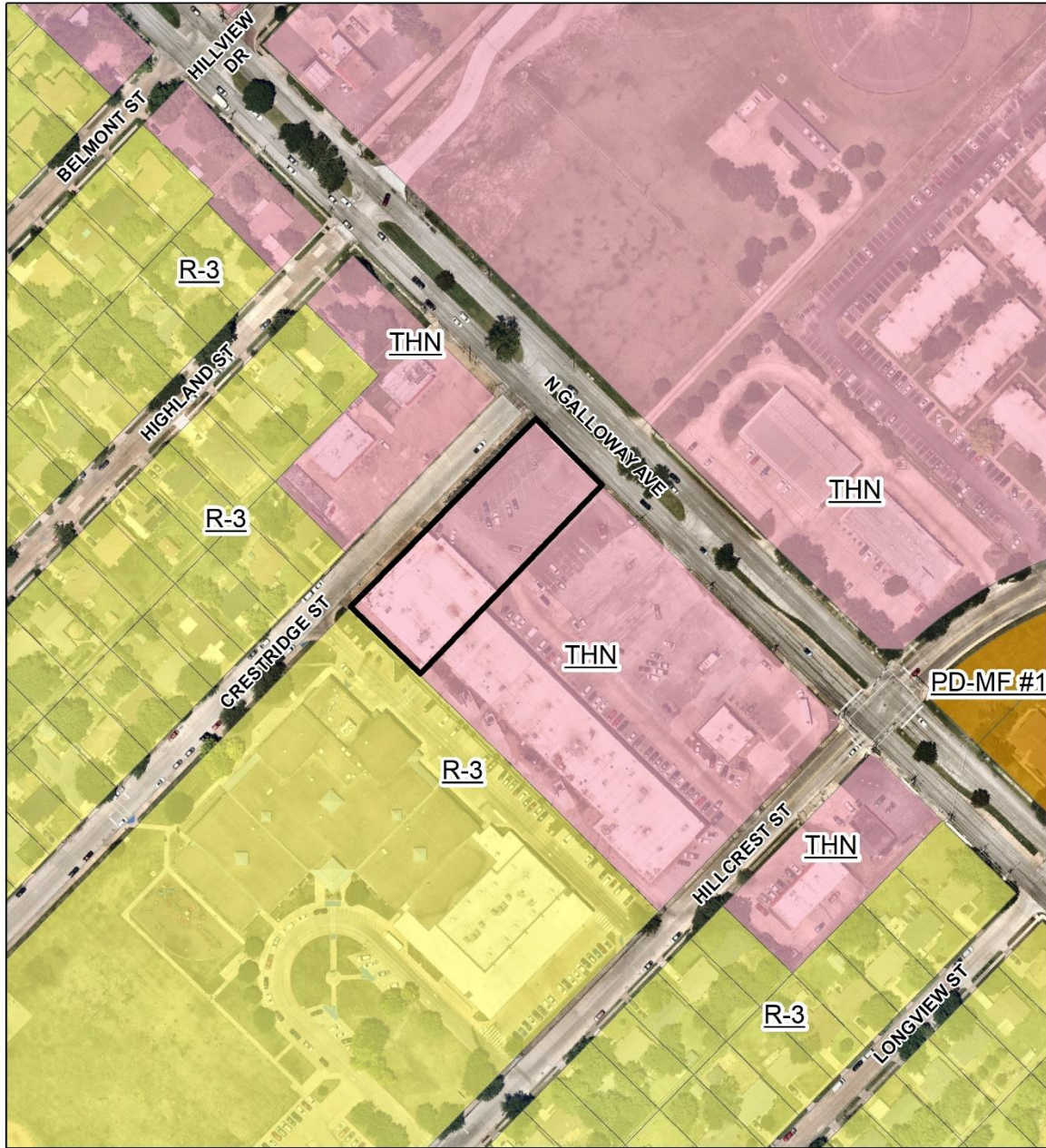
Legend
[Yellow Box] Area of Request







ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



Zoning Map

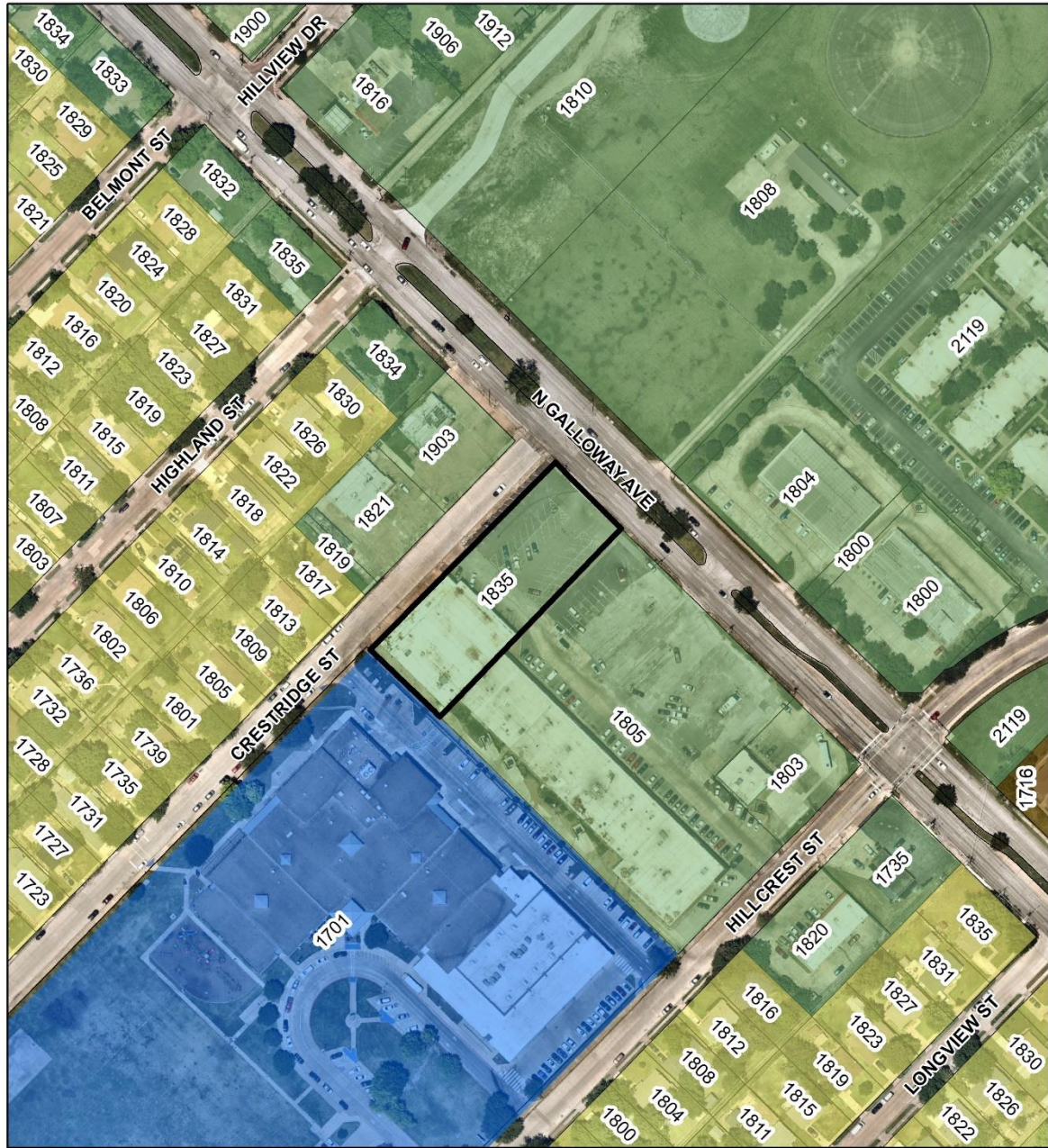


Legend

 Area of Request	 SINGLE FAMILY RESIDENTIAL
 MULTIFAMILY RESIDENTIAL	 TRUMAN HEIGHTS RESIDENTIAL



Future Land Use Map



Legend

 Area of Request	 High Density Residential
 Truman Heights Special Planning Area	 Public/Semi-Public
 Low Density Residential	





Front of the building



Zoning Sign along Galloway Ave



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*
Page 7

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

Property Information

General Location: Crestridge St and N. Galloway (Truman Heights Residential)
Physical Address: 1835 N. Galloway Avenue Suite # 1835 & 1839 City, State: Mesquite, Texas
Zip Code: 75149
Platted: Yes No (If yes, fill in information below)
Subdivision: Northridge Estates 2 Block: Block 23 Lot: 2

Applicant Information – The person filling out the application

First Name: Mark Last Name: Seibold AIA AICP
Phone Number: (405) 517-6656 Email Address: mark@inventure.design
Company Name: Inventure Design

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: Mark Last Name: Cohen (Matco Investments)
Phone Number: 972-991-9590 Ext 26 Email Address: mark@centerpointcp.com
Mailing Address: 5530 Alpha Road #200 City, State: Dallas, TX
(If different from physical address)
Zip Code: 75240

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: (THN) Truman Heights Neighborhood

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](#).

1. Medical Clinic

2. The Medical Clinic is not currently operating, The adjacent tenant, Angeluz Salon is a personal services Salon.

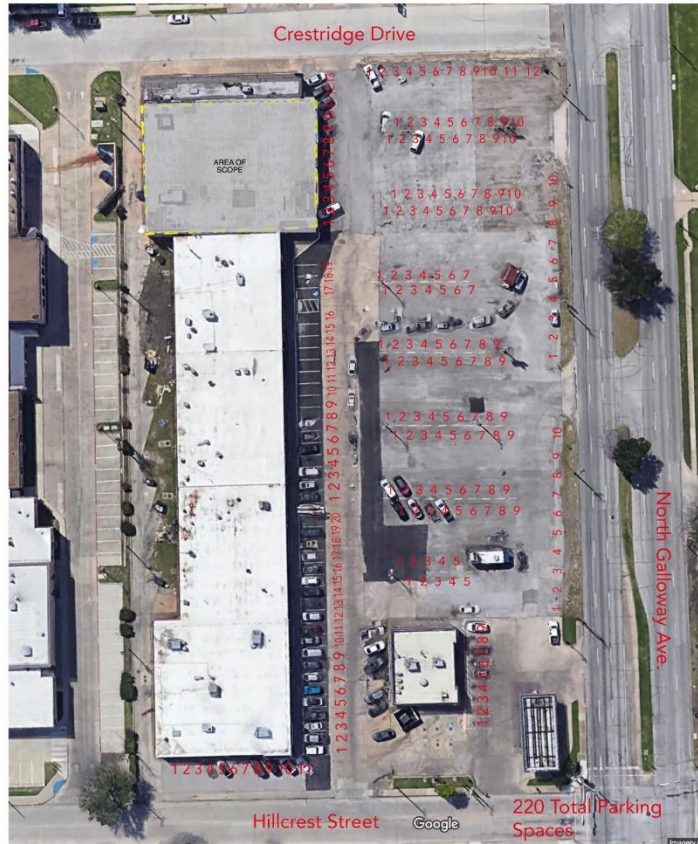
3. The Medical Clinic (Suvida) is aligned with the Comprehensive Plan in the following ways;
Page 84, Strategies for Healthy Neighborhoods - The renovation of the existing shopping center supports "Preserve", "Restore", and Rehabilitate.
Page 133, Barriers and Constraints - Increases the level of access to Health Care Services
Page 140, Community Resources - Clinics - Suvida provides a diversity of health care, and support services in addition to traditional health exams and screenings. These programs include; Chair Fitness Loteria, Mosaic Crafts, Zumba, Mothers Day Celebrations, Arts and Crafts, and Coffee with a Doctor.
Page 143, Suvida will be a positive addition to the Health Impact Assessment.

October 2020

CONTINUE TO NEXT PAGE

Page 2 of 8

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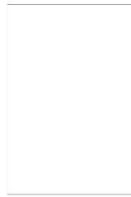


A4 Parking Diagram- Suite 1835
 SCALE: 1/8" = 1'-0"

Inventure

T. 713.224.5555
 2310 RICHMOND AVENUE, SUITE 200
 HOUSTON, TEXAS, 77098
 inventura@inventure.com

REGULATORY AGENCY STAMP



CONSULTANTS



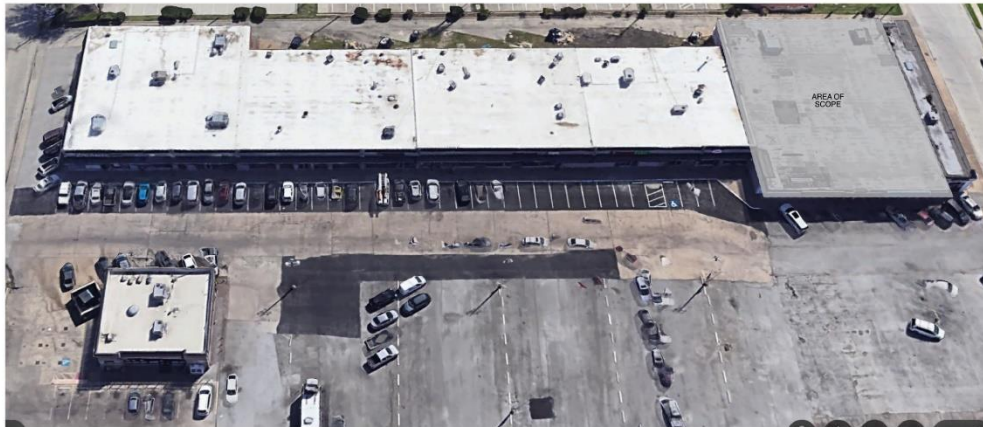
PROJECT NAME



1835 N Galloway Avenue,
 Suite #1835 & 1839
 Mesquite,, TX 75149

date issue name

01 5/18/24 Issue for Pricing, Permit, & Construction



A4 Site Plan- Suite 1835
 SCALE: 1/8" = 1'-0"



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PROJECT NUMBER

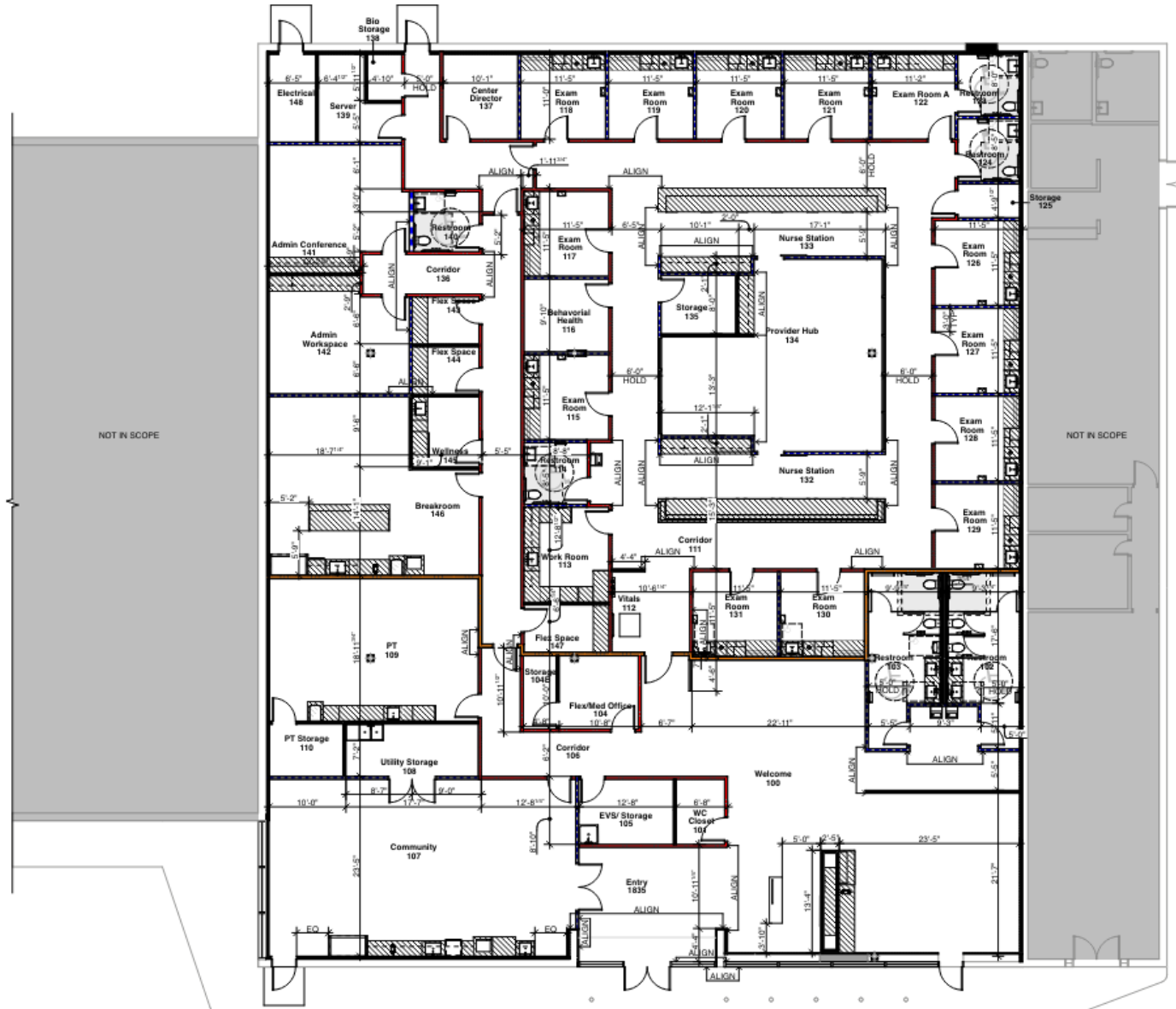
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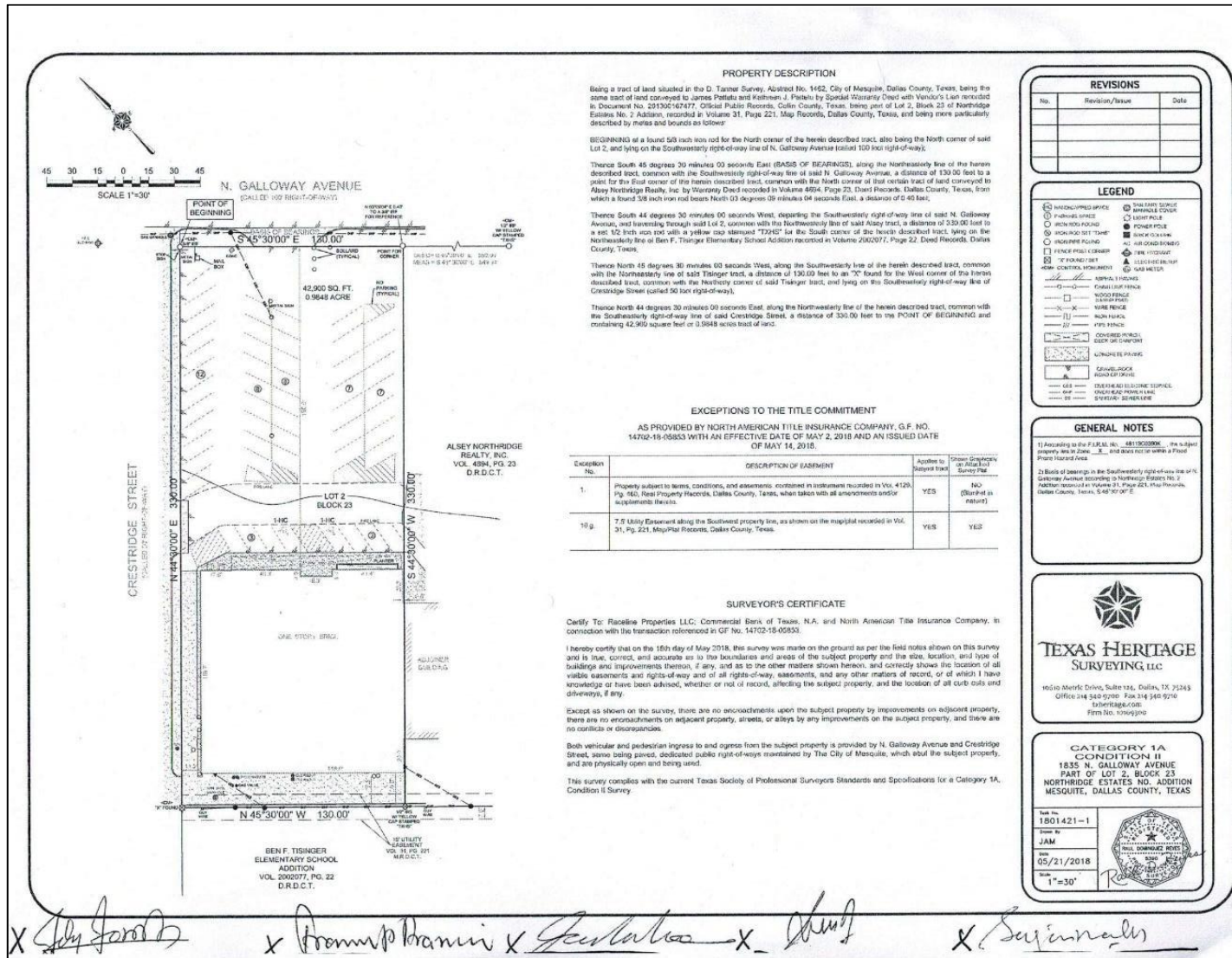
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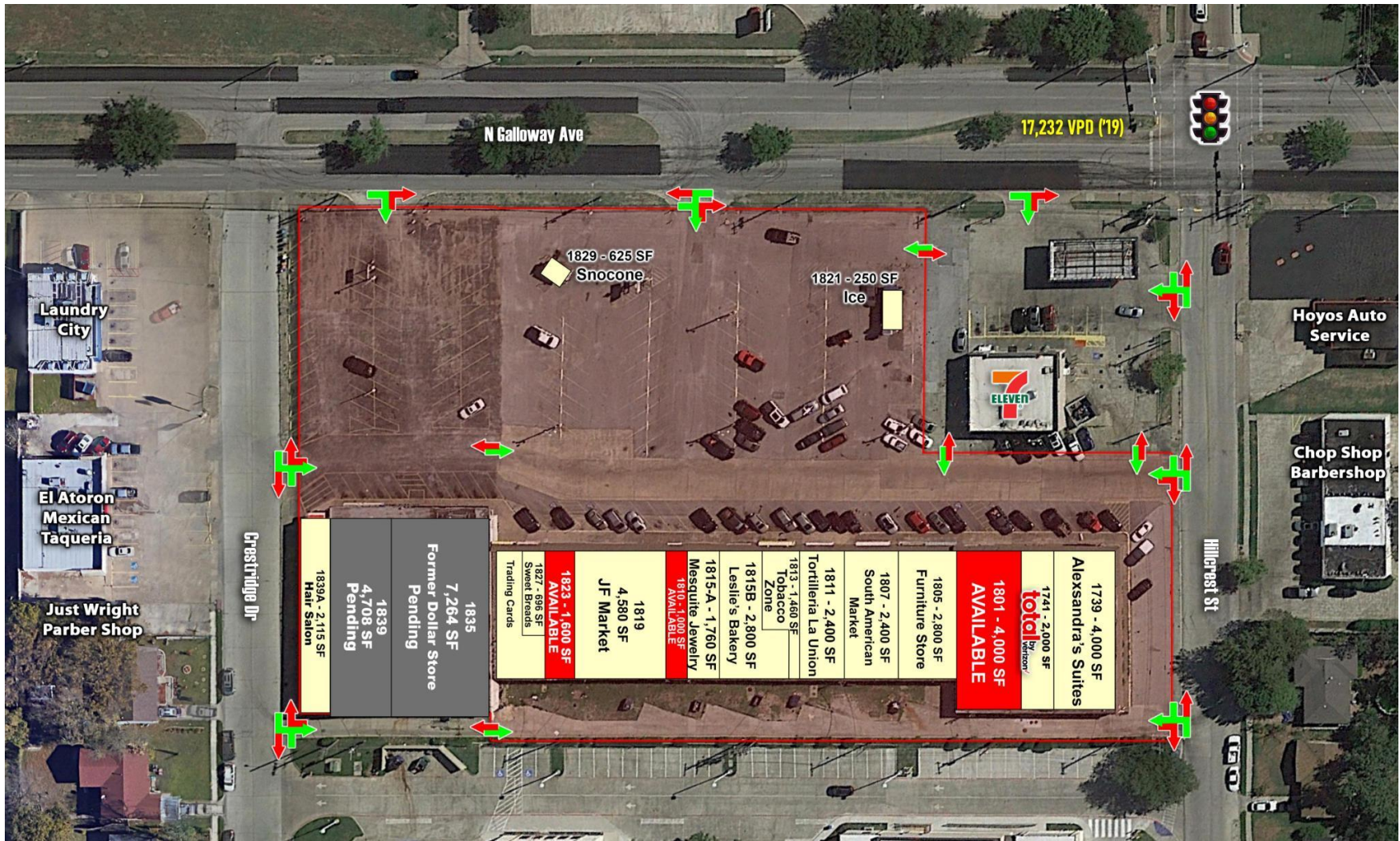
SITE PLAN

DRAWING NUMBER

G.003









CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1835 and 1839 N Galloway Ave
(See attached map for reference)
FILE NUMBER: Z0524-0362
APPLICANT: Mark Seibold on behalf of Suvida
REQUEST: Conditional Use Permit within Truman Height Neighborhood District to allow a medical clinic

The requested Zoning Change from Truman Height Neighborhood District to Truman Height Neighborhood District with a Conditional Use Permit will allow a medical clinic. 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

Northridge Estates 2, Block 23, Portion of Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, June 10, 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, June 17, 2024**, 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

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 **June 5, 2024**, to be included in the Planning and Zoning Commission packet and, by **June 10, 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.

Zoning Case: Z0524-0362

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

1818 Highland St. Mesquite Tx 75149

Schwarz Rosalinda Date: 06/02/24

Reasons (optional):

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

RECEIVED
JUN 04 2024
PLANNING AND ZONING