

**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

- APPLICANT:** Jason Nunley, Urban Logistics Realty
- REQUESTED ACTION:** Rezone from Light Commercial to Planned Development (PD) – Industrial to allow an industrial multi-tenant business park
- LOCATION:** 1200 IH 30 and 1201 Republic Parkway
- CASE NUMBER:** Z0419-0091
- COMMUNITY RESPONSES:** Three responses in favor

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a rezoning of 80 +/- acres to a Planned Development to allow a five-building industrial multi-tenant business park located on the north and south side of Republic Parkway. This rezoning application covers 56 acres located north of Republic Parkway that will include three of the five buildings. The applicant intends to build a high-quality development to attract businesses looking for space with flexibility in office, manufacturing, distribution, and storage. The proposed PD includes stipulations limiting the number of permitted uses, establishing appropriate screening from the streets and the nearby private school, establishing truck routes to the site, and road improvements. Those standards which are silent in the PD will revert to the rules within the Mesquite Zoning Ordinance that apply to Industrial District.

RECOMMENDATION

At the May 28, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed change in zoning, subject to the following stipulations:

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “B.” The façade of all buildings shall conform substantially to the Elevations, attached hereto as Exhibit “C.” In the event of a conflict between the provisions of this ordinance and Exhibits “B” and “C,” the provisions of this ordinance control.

2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsection “a” and “b” of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in this district only by CUP.
 - a. The following uses are prohibited on the Property:

178	Well Water Drilling
40	Railroad Passenger Terminal
5194	Tobacco, Tobacco Products

554	Limited Fuel Sales
593	Used Merchandise
5947	Gift, Novelty Stores
5993	Tobacco Stores
61	Nondepository Institutions, including Alternative Financial Institutions
72	Personal Services
738(c)	Bail Bond Services
7992	Golf Course
7997(b)	Country Clubs
842	Arboreta, Botanical Gardens

b. The following use may be permitted on the Property by CUP:

75	Automotive Repair Services by CUP
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3. The development shall comply with the adopted City of Mesquite Engineering Design Manual.
4. A Traffic Impact Analysis (“TIA”) is required. The TIA shall include recommended measures to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development’s planned access points. Mitigation measures must be approved by the City Engineer and may include, but are not limited to, the following: an access management plan; transportation demand management measures; street improvements on or off site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital improvements projects such as traffic calming infrastructure or capacity improvements. The improvements recommended by the TIA and approved by the Manager of Traffic Engineering shall be completed prior to the issuance of a Certificate-of-Occupancy.
5. No Certificate of Occupancy shall be issued for any use requiring heavy truck traffic, including but not limited to a multi-tenant industrial business park, on the Property until the following improvements are completed in compliance with all applicable city standards:
 - i. Columbia Parkway shall be reconstructed to the standards of a Collector Street as identified in the City of Mesquite Engineering Design Manual.
 - ii. For the portion of Republic Parkway adjacent to the Property, a road condition analysis shall be completed. Street panels (12 feet wide by 20 feet in length) identified with two or more failing elements by the road condition analysis shall be repaired and/or replaced in accordance with the recommendation of the analysis. The analysis shall be based on ASTM Standard Practice for Roads and Parking Lots Condition Index Surveys. A failing element is where it has a severity levels of Medium or higher. Rating shall be per panel for the following elements:
 1. Corner Break
 2. Divided Slab
 3. Faulting
 4. Linear Cracking
 5. Patching (Large)

6. Punchout
7. Spalling – Corner
8. Spalling -- Joint

6. An internal traffic and truck circulation plan shall be provided with and subject to approval with the PD site plan. The internal traffic plan shall show how all heavy load vehicles will egress and ingress the site without using the portion of Republic Parkway from N. Galloway Ave to the western property line of the Property.
7. No heavy load vehicles shall use Republic Parkway accessed from N. Galloway Ave for egress or ingress to the Property.
8. The truck court (including truck parking, overhead head doors, or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303.D of the Mesquite Zoning Ordinance. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
9. No owner of a premises, or operator or manager-on-duty of any use within the district, shall allow any unmounted trailer to be parked or stored on the premises, or suffer or permit the owner or driver of a heavy load vehicle to park or store an unmounted trailer on the premises, unless the parking storage of unmounted vehicles is expressly authorized on the certificate-of-occupancy and the parking or storage is in compliance with any conditions therein, or unless the parking or storage is incidental to a use authorized on the certificate-of-occupancy
10. Buildings 1, 2, and 3 as identified on the Concept Plan in Exhibit “B” are intended to be built in one phase. Building 3 will provide screening for the truck court associated with Building 1. To ensure proper screening, Building 3 shall be constructed prior to a Certificate of Occupancy being issued for Building 1.
11. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance except as provided herein: Uses classified as distribution, warehousing, or storage shall provide 20 spaces plus one (1) space per 5,000 square feet. Reduction in this requirement may be provided per Section 3-403 of the Mesquite Zoning Ordinance.
12. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought tolerant shrubs and trees. Near the shared property line with Dallas Christian School, a retaining wall (where required) with six-foot wrought iron fence will be installed by the site developer. District screening will not be required provided that the existing tree area along the west property line is preserved as shown on the Concept Plan in Exhibit “B.”