

FILE NUMBER: Z0324-0354
REQUEST FOR: A zoning Change from PD-LC – Planned Development-Light Commercial (Ord. 1214) to Planned Development – Industrial to allow a flex office and warehouse development
CASE MANAGER: Jordan Gregory

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 24, 2024
City Council: Monday, July 15, 2024

GENERAL INFORMATION

Applicant: Naresh Patel
Requested Action: A zoning Change from PD-LC – Planned Development-Light Commercial (Ord. 2124) to Planned Development – Industrial to allow a flex office and warehouse development and a comprehensive plan amendment to change the future land use designation from Office to Light Industrial.
Location: 1202 IH 30

PLANNING AND ZONING ACTION

Decision: On June 24, 2024, the Planning and Zoning Commission voted 5-0 to approve the requested zoning change to Planned Development-Industrial, and the Comprehensive Plan Amendment change to Light Industrial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

SITE BACKGROUND

Platting: Not Platted
Size: 2.5248 acres/109,981 square feet
Zoning: PD - Planned Development
Land Use: Vacant
Zoning History: 1962: Property was Annexed into the City of Mesquite
1964: Zoned to A-1 (Multifamily) and Commercial
1983: Zoned to Planned Development – Multifamily
1985: Zoned to Planned Development – Light Commercial (Ord. 2124)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	PD - Planned Development (Ord. 4683)	PepsiCo, Inc.

SOUTH:	PD - Planned Development (Ord. 2067, Ord. 2450)	Vacant, IH 30
EAST:	PD - Planned Development (Ord. 4683)	Vacant, IH 30
WEST:	PD - Planned Development (Ord. 2067, Ord. 2450)	PepsiCo, Inc., Vacant

CASE SUMMARY

The applicant is requesting a rezoning of the subject property to Planned Development - Industrial for a proposed flex office warehouse development. The property consists of approximately 2.52 acres bisected by a sanitary sewer easement. The proposed building will be placed on the northwest portion of the property, just barely crossing the easement. As part of this request, the applicant has agreed to abandon the current easement and move the sanitary sewer line at the expense of the applicant.

According to the applicant's statement of intent, the proposed 22,040 square-foot building is intended to fill a gap in the market by providing mid-size space for a business (or businesses) that do not need larger spaces like the ones provided in the adjacent industrial Urban Park 30 district. The applicant emphasized the flexibility of the proposed space, designing the building with the function of providing space for one tenant or multiple. The applicant did not request any additional deviations from what is already required in the Mesquite Zoning Ordinance. Nor did they specify any development standards, such as allowing certain uses and prohibiting others. Uses at this location will not differ from what is already allowed in Industrial zoning districts.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Office with Corridor Development. Office land uses generally include office types ranging from single story professional offices to large multistory corporate structures. This category includes medical offices, flex offices, traditional offices, and financial offices. The office land use is typically supported by neighborhood retails uses, parks, and hospitals. Corridor Development focuses on developments that are highly visible, have a high quality, and cater to highway traffic. Land use types in this category include restaurants, retail, and entertainment.

The applicant proposes amending the Mesquite Comprehensive Plan to redesignate the future land use from Office to Light Industrial. Light Industrial development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Refining or Manufacturing Facilities, Indoor Warehouse/Storage Facilities, and Industrial Business Parks are the intended land use for Light Industrial with Office and Commercial uses serving as supporting uses. Strategies to promote this future land use should include locating along arterial thoroughfares, in proximity to freeways, rail lines and/or areas with access to airports or other transportation outlets.

STAFF COMMENTS:

It is staff's opinion that while the proposed PD meets the intent of the *Mesquite Comprehensive Plan*, it does not meet the recommended future land use designation for the property. Amending the future land use designation from Office to Light Industrial is appropriate as it would fall in line with development trends in the area as well as existing industrial uses in the immediate vicinity. The proposed PD provides a light industrial zoning district with the development standards in line with the *Mesquite Comprehensive Plan*.

MESQUITE ZONING ORDINANCE

SEC. 4-201(A): PROPOSED USES

"An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance."

STAFF COMMENTS:

The proposed PD will utilize the Industrial zoning district as its base zone to accommodate the light industrial development. The Planned Development Standards are similar to the standards set forth by the adjacent Planned Development – Industrial district (Ordinance 4683). This was done to create a cohesive area and limit the more intense uses available within industrial zoning districts.

SEC. 4-201(B) DEVELOPMENT REQUIREMENTS

"An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the city may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance."

STAFF COMMENTS:

Staff has reviewed the proposed development standards and finds them acceptable. The primary concern in regard to screening from the frontage has been addressed.

SEC. 4-201(C) CONCEPT PLAN

"An application for a pd district shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. the concept plan shall be construed as an

illustration of the development concepts and not as an exact representation of all specific details.”

STAFF COMMENTS:

Exhibit C (attachment 10) includes the concept plan.

CONCLUSIONS

ANALYSIS

Staff has reviewed the proposed Planned Development – Industrial flex office warehouse development. While the proposed zoning change does deviate away from the future land use designation, it is Staff’s opinion that the proposal is compatible with the surrounding existing developments.

RECOMMENDATIONS

Staff recommends approval of the zoning change to PD-Industrial, and the Comprehensive Plan Amendment change to Light Industrial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

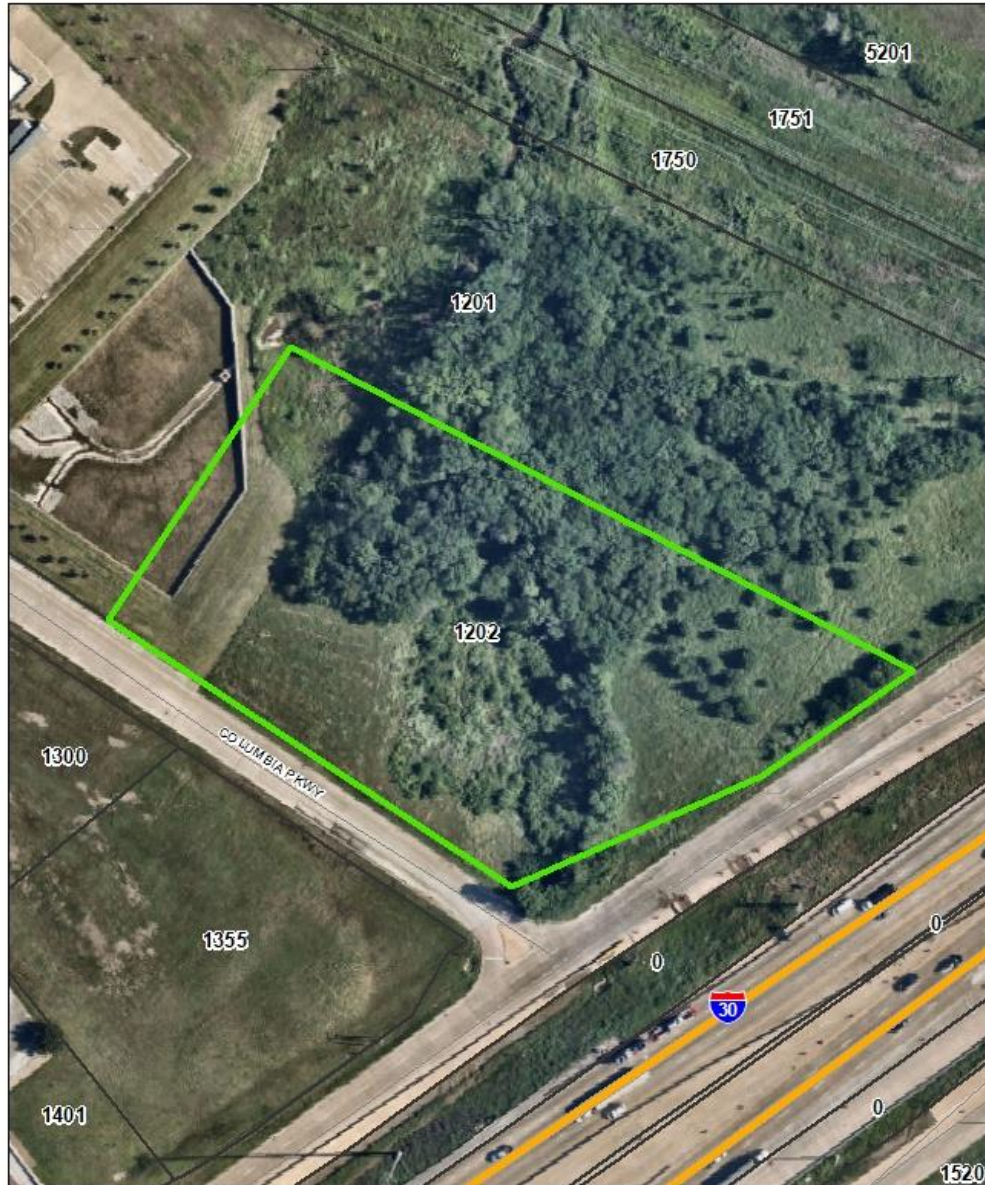
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of June 17, 2024, Staff has received no returned notices.

ATTACHMENTS


1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Owner Authorization Form
8. Exhibit A - Legal Description
9. Exhibit B - Planned Development Standards
10. Exhibit C - Concept Plan
11. Landscape Plan (Illustrative only)
12. Building Elevations (Illustrative only)

Aerial Map



Applicant: Naresh Patel
Location: 1202 IH 30

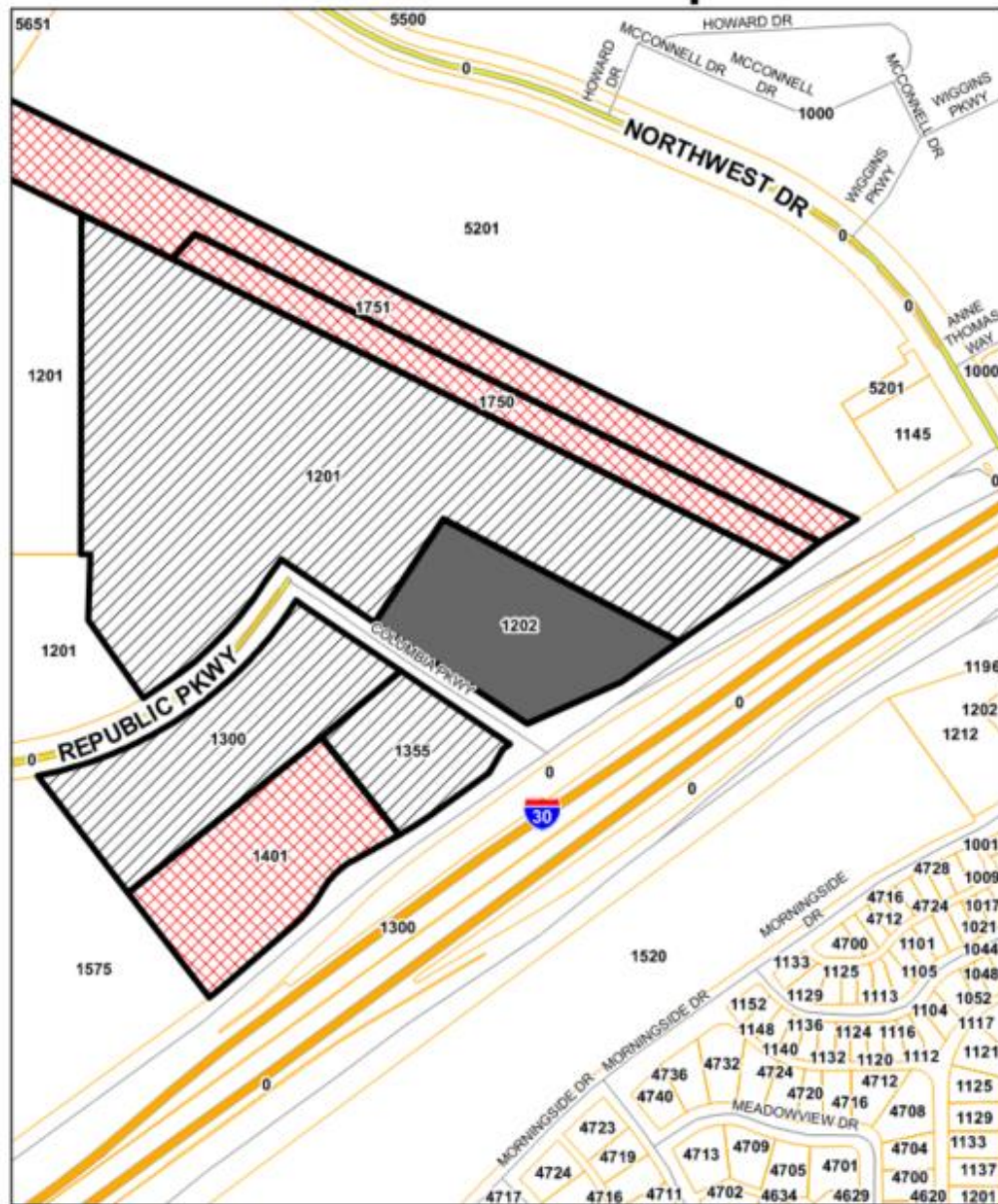
Legend

 Subject Property

0 30 60 120 180 240 Feet






Notification Map



Applicant: Naresh Patel

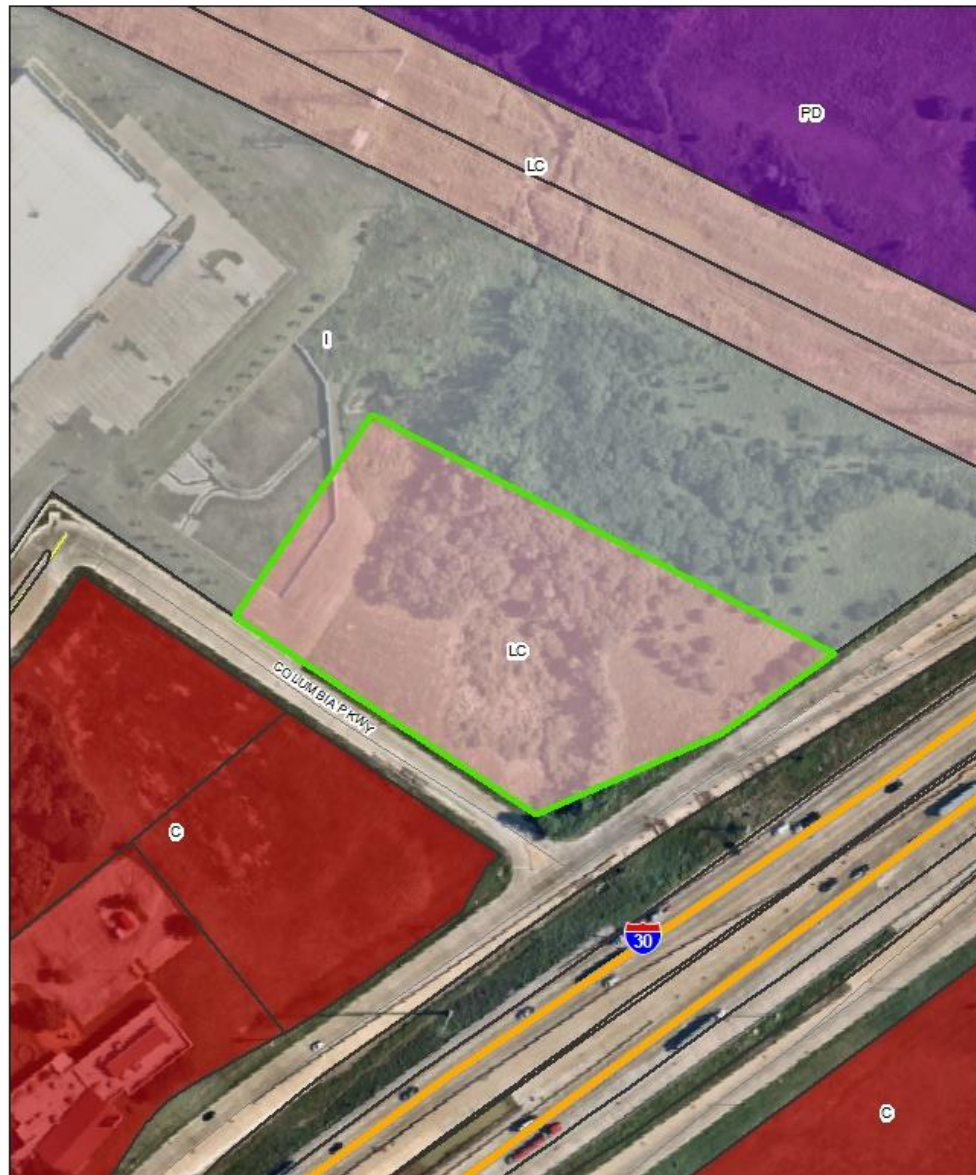
Location: 1202 IH 30

Legend

-  Subject Property
-  Notified Properties
-  Courtesy Notice Properties








Zoning Map



Property Address - 1202 IH 30

Legend - Base Zones

	Subject Properties		Commercial		Light Commercial
	Planned Development		Industrial		



Future Land Use Map



Address: 1202 IH 30





Columbia Parkway view of the subject property facing southeast



Columbia Parkway view of the subject property facing North

ATTACHMENT 5 – SITE PHOTOS



View of the subject property from across the street, facing northeast



Columbia Parkway view of the subject property facing northwest

CITY OF MESQUITE
PLANNING DEPARTMENT
1515 N Galloway Avenue
Mesquite, TX 75149

LETTER OF INTENT

APPLICANT: Maverick Hospitality, LLC (Address: 7326 Durand Dr, Irving, TX 75063)
PROPERTY OWNER: Value Hospitality, LLC (Address: 7326 Durand Dr, Irving, TX 75063)
SITE ADDRESS: 1202 IH 30
REQUEST: Rezone from Light Commercial (LC) to Industrial (I)


The proposed project is the new construction of an approximately 22,040 square foot flex industrial building on the current vacant site. The building is intended to be leased to an end user that benefits from both an office and warehouse component to the building. Some examples of end uses are storage, distribution, showrooms, cold storage, research and development labs, light manufacturing, or order fulfillment and processing. The building is also intended to be designed to possibly be sectioned off into multiple suites, depending on market demand.

We are requesting the Planning and Zoning Commission and City Council accept a rezoning request on the site from Light Commercial (LC) to Industrial (I) / PD to expand the potential uses and users of the building. An industrial zoning will match the existing industrial zoning and buildings to the north of the site and accommodate the greater Garland-Mesquite industrial submarket in which the property falls within.

Much of the new supply of industrial buildings in the Garland-Mesquite submarket and larger DFW market have been larger buildings (greater than 250,000 sq ft) which cater towards e-commerce and distribution uses. This has left the smaller end of the market neglected, which we hope to help fill with this development.

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: Value Hospitality LLC Phone Number: 214 228 1710
Address: 7326 Durand Drive
Irving, TX 75063 Email Address: develop62@yahoo.com
Signature: 

Each property owner must complete a separate authorization form

Exhibit “A”

Property Legal Description

Being a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, in Dallas County, Texas, being the same tract of land conveyed to Bess Bieler, Mike Bieler and Thomas M. Smith by deed recorded in Volume 2005125, Page 4694 of the Deed Records of Dallas County, Texas, Save and Except a portion of said tract conveyed to City of Mesquite, Dallas County, Texas, by deed recorded in Volume 88248, Page 3828 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC) at the intersection of the Northwest right-of-way line of U.S. Highway 1-30 (variable width R.O.W.) and the Northeast right-of-way line of Columbia Drive (variable width R.O.W.), said point being the South corner of herein described tract;

Thence North 55 Degrees 17 Minutes 28 Seconds West, along the Northeast right-of-way line of said Columbia Drive, a distance of 328.00 feet to a 1/2 inch iron rod found for corner, said point being the most westerly South corner of a tract of land conveyed to Columbia Mesquite Health System, L.P., by deed recorded in Volume 97115, Page 3782 of the Deed Records of Dallas County, Texas, same being the West corner of herein described tract;

Thence North 34 Degrees 34 Minutes 12 Seconds East, departing the Northeast right-of-way line of said Columbia Drive, along the most westerly Southeast line of said Columbia Mesquite Health System, L.P. tract, a distance of 261.19 feet to a 1/2 inch iron rod found for corner, said point being the North corner of herein described tract;

Thence South 58 Degrees 53 Minutes 17 Seconds East, along the most easterly Southwest line of said Columbia Mesquite Health System, L.P. tract, a distance of 473.93 feet to a 1/2 inch iron rod found for corner in the Northwest right-of-way line of said U.S. Highway I-30, said point being the most easterly South corner of said Columbia Mesquite Health System, L.P. tract, same being the East corner of herein described tract;

Thence South 56 Degrees 25 Minutes 35 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 115.99 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 67 Degrees 38 Minutes 06 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 145.04 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 54 Degrees 54, Minutes 51 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 65.45 feet to the Point of Beginning and containing 109,981.26 square feet or 2.5248 acres of land.

Planned Development Standards

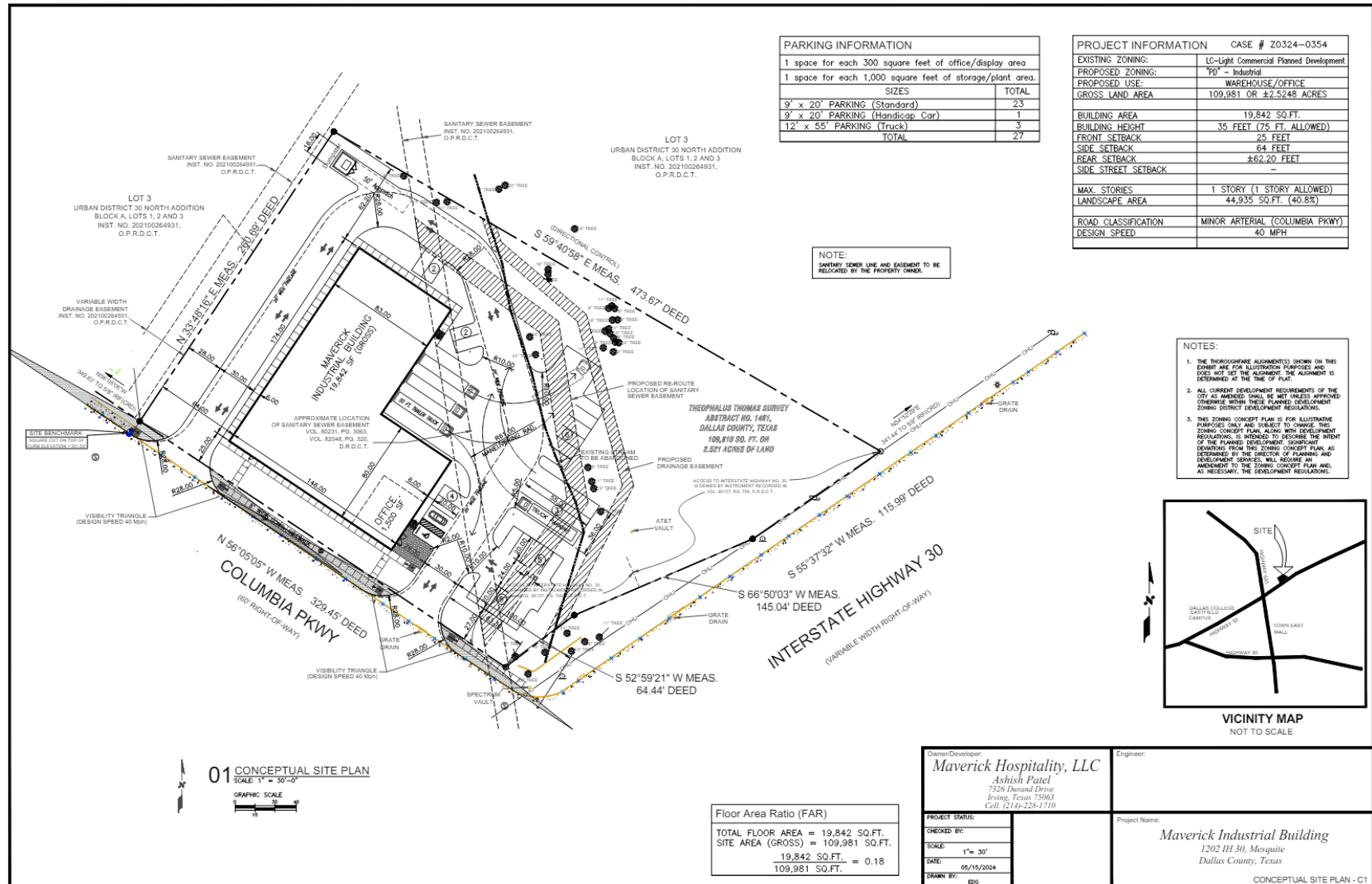
This Planned Development Industrial district (PD-I) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts the Industrial zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-I district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

1. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections "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:
 - i. 177 – Concrete Work
 - ii. 178 – Well Water Drilling
 - iii. 1794 – Excavation, Foundation Work
 - iv. 1795 – Wrecking, Demolition Work
 - v. 40 – Railroad Passenger Terminal
 - vi. 5194 – Tobacco, Tobacco Products
 - vii. 554 – Limited Fuel Sales
 - viii. 593 – Used Merchandise
 - ix. 5947 – Gift, Novelty Stores
 - x. 5993 – Tobacco Stores
 - xi. 5999g – Paraphernalia Shop
 - xii. 61 – Nondepository Institutions, including Alternative Financial Institutions
 - xiii. 72 – Personal Services
 - xiv. 738c – Bail Bond Services
 - xv. 7992 – Golf Course
 - xvi. 7997b – Country Clubs
 - xvii. 842 – Arboreta, Botanical Gardens
 - b. The following may be permitted on the Property by CUP:
 - i. 75 – Automotive Repair Services by CUP
 - ii. Outdoor storage (outdoor storage/parking of truck and trailer parking as shown on the Concept Plan is permitted without a CUP)
2. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.
3. The truck court (including truck parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court

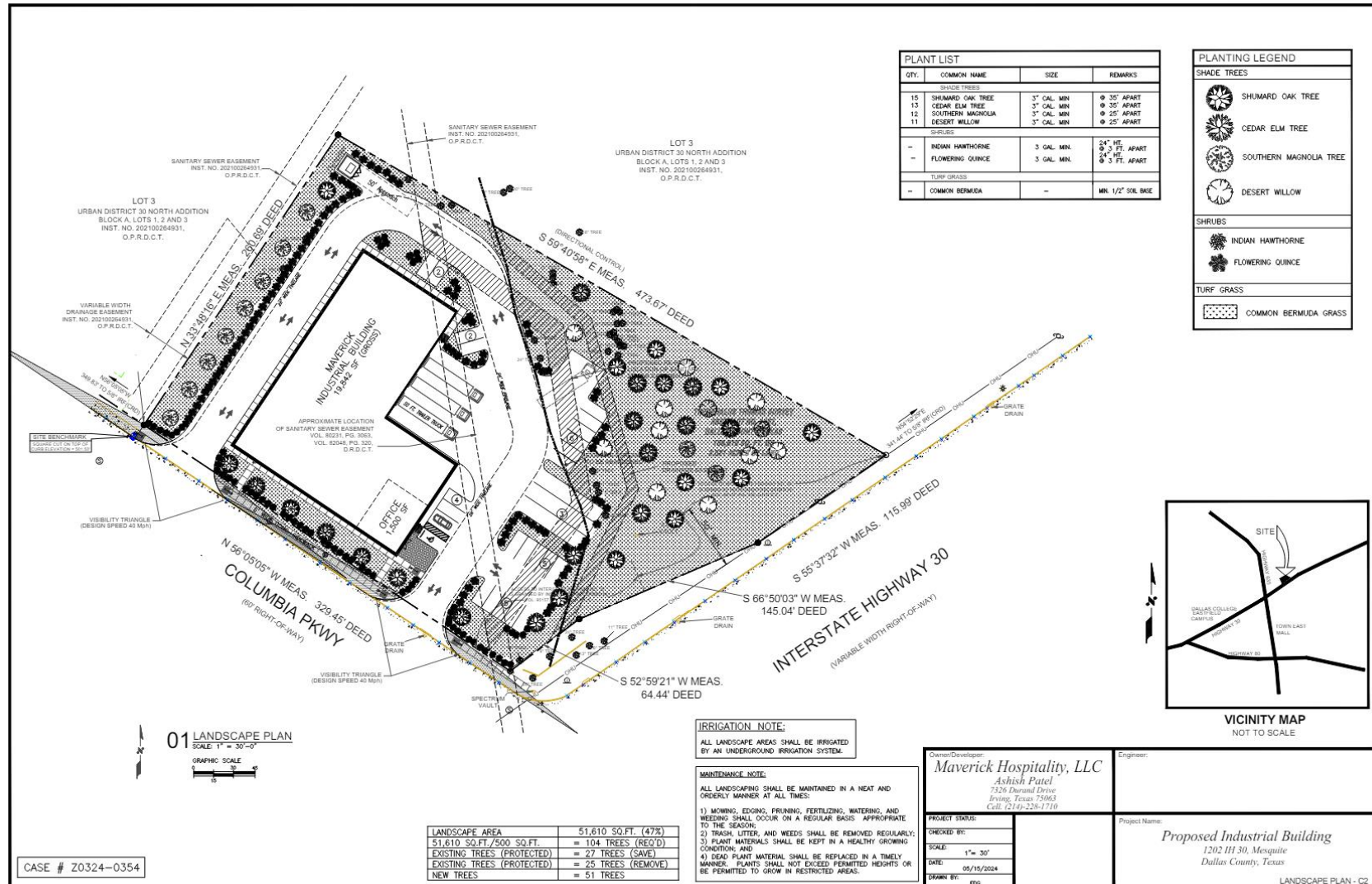
shall be screened with an eight-foot masonry wall or a living screen with an 8-ft wrought iron (ornamental) fence. The living screen shall consist of two offsetting rows of evergreen trees planted at a minimum height of 8 feet, planted 8-foot on center within a 10-ft landscape buffer. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.

4. 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.

ATTACHMENT 10 – EXHIBIT C CONCEPT PLAN



ATTACHMENT 11 – LANDSCAPE PLAN (ILLUSTRATIVE ONLY)



ATTACHMENT 12 – BUILDING ELEVATIONS (ILLUSTRATIVE ONLY)

