



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0821-0212
REQUEST FOR: "PD-I," Planned Development – Industrial and PD – Age Restricted Residential Community
CASE MANAGER: Johnna Matthews, Principal Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, November 8, 2021
City Council: Monday, December 6, 2021

GENERAL INFORMATION

Applicant: Kimley – Horn, and Associates
Requested Action: Zone Change from "PD-I," Planned Development – Industrial (Ord. No. 4856) to PD-I to allow a self-storage facility and PD – Age Restricted Residential Community
Location: 2210 E. Scyene Rd.

PLANNING AND ZONING ACTION

Decision: On November 8, 2021, the Planning and Zoning Commission recommended approval of the Zone Change to "PD-I," Planned Development-Industrial to allow a self-storage facility on 2 acres of land with the following stipulations:

1. Eight-foot sidewalks are required along Clay Mathis Rd. and East Glen Blvd., so that sidewalk widths are consistent with requirements approved by City Council for the Alcott Logistic Station Planned Development.
2. A buffer tree line is required along Clay Mathis Blvd. for consistency with the buffer tree line proposed along East Glen Blvd. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet.
3. The front yard setback shall comply with the Industrial zoning district front yard setback of 25 feet.

The Planning and Zoning Commission also recommended approval of the Zone Change to Planned Development for and age restricted residential community on 12.75 acres of land with the following stipulations:

1. Eight-foot sidewalks are required along Clay Mathis Rd. and East Glen Blvd., so that sidewalk widths are consistent with requirements approved by City Council for the Alcott Logistic Station Planned Development.
2. A buffer tree line is required along Clay Mathis Blvd. for consistency with the buffer tree line proposed along East Glen

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- Blvd. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet.
3. The front setback standards for the proposed development must comply with the front setback standards identified in Section 2-501 of the MZO.
 4. A buffer tree line and five benches are required along the western boundary of the site adjacent to the creek. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet (Minimum of 20 trees).
 5. A minimum of six amenities shall be provided from the list identified in Section 2-501.H of the MZO; three from Group A and three from Group B.
 6. A minimum of two amenities shall be provided from the list of Indoor Amenities identified in Section 2-501.I of the MZO.

SITE BACKGROUND

Platting:	Not platted
Size:	14.75 +/- acres
Zoning:	"PD-I," Planned Development – Industrial (Ord. No. 4856)
Future Land Use:	Light Industrial
Zoning History	1972: Annexed and Zoned Agricultural 1982: Rezoned to Industrial 2021: Rezoned to "PD-I," Planned Development – Industrial (Ord. No. 4856)

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Sunnyvale, TX	Sunnyvale, TX
SOUTH:	GR - General Retail	Undeveloped Land
EAST:	PD-I, Planned Development-Industrial (Ord. No. 4856)	Undeveloped Land
WEST:	I - Industrial	Car Wash, Office/Warehouse

CASE SUMMARY

The applicant is requesting the rezoning of approximately 14.75 acres of land to allow an age restricted residential community comprised of 168 detached dwelling units on a single lot comprised of 12.75 acres and a self-storage facility on a separate lot comprising the remaining 2 acres. The subject property was previously under common ownership with the property to the north but was sold separately. A Conditional Use Permit is currently under review for a 180,000 square-foot self-storage facility on the property to the north. A Planned Development (PD) was approved by City Council earlier this year inclusive of the subject property and the property to the north as part of the Alcott Logistics Station; a master-planned development including over 150 acres of land with common amenities and design standards slated for an industrial business park. The request will remove the subject 14.75 acres from the Alcott Logistics Station Planned Development.

As proposed, the development will include two lots, as shown on the Concept Plan (Exhibit 8). The proposed self-storage facility will be located at the northeast corner of the site and will be developed with a 117,000 square-foot, fully enclosed 3-story air-conditioned self-storage facility. The site will include 19 parking spaces, two loading zones, and 22.2% of the property will be landscaped. An 8-foot long-span precast or block concrete screening wall and a buffer tree line will screen the facility from the proposed residential development. According to the Concept Plan, access will be provided via two driveways along Clay Mathis Rd.

An age-restricted (55 years of age and older) development is proposed on the remaining 12.75 acres. The proposed residential development will include detached rental units constructed on one lot as opposed to apartment buildings constructed on one lot with an appearance similar to a single-family subdivision. The applicant proposes 88 one-bedroom units and 80 two-bedroom units for a total of 168 dwelling units. Each unit will be provided with a fenced-in rear yard that will be deemed an open space amenity per the PD. One-bedroom units will have a grassy rear yard including a minimum of 300 square feet, and two-bedroom units will have a grassy rear yard including a minimum of 480 square feet. The development will include perimeter fencing consisting of painted steel and stained wood and will be 6 feet in height along the north, south, and east property boundaries. No fencing is proposed along the western boundary of the property, which is adjacent to a creek. Open space will include 5.45 acres (37.6%), inclusive of rear and front yards, a 13-foot landscape buffer along Clay Mathis Rd. and East Glen Blvd, a tree line along East Glen Blvd., and landscaping within the proposed park near the center of the property.

Other amenities proposed include pedestrian connectivity throughout the residential development consisting of 4 - 6-foot sidewalks (6-foot sidewalks at head-in parking spaces), 0.86 acres (37,500 square feet) near the center of the development, which includes a clubhouse, pool, a pickleball court, and a pocket park. Security fencing will be provided at the front of the clubhouse and pool area and will tie into the vehicular security gate. The fence will be constructed with painted ornamental steel and will be 6 feet in height. Per the City's Engineering Design Manual, sidewalks are required along both Clay Mathis Rd. and East Glen

Blvd. The minimum width is 6 feet if adjacent to the back of the curb and 5 feet in width when not adjacent to the back of the curb. It is important to note that the Alcott PD requires 8-foot sidewalks along East Glen Blvd. and Clay Mathis Rd. The property to the north will remain in the Alcott PD and will comply with the sidewalk requirements.

According to the Concept Plan, access will be via driveways along Clay Mathis Rd. and East Glen Blvd. A Variance was previously approved for a separate development for the driveway on Clay Mathis Rd. Parking spaces for the residential development will be based on a ratio of 1.5 parking spaces per each one-bedroom unit which equates to 132 parking spaces and two parking spaces per each two-bedroom unit, which equates to 160 parking spaces for a total of 292 parking spaces. A total of 294 parking spaces are proposed, including 177 carport parking spaces, 80 garage parking spaces, and 27 uncovered parking spaces.

Parkland dedication is required for all new residential developments. The owner shall convey land for park purposes or make a payment of money in lieu of land, or a combination of both, to the City at the time of issuance of a building permit. The applicant proposes to make a payment in lieu of land dedication subject to City Council approval. Credits will be given based on proposed on-site amenities.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within the Light Industrial Future Land Use designation. According to the Comprehensive Plan, Light Industrial development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Land use types include refining or manufacturing activities (with no outdoor activity), indoor warehouse/storage facilities and industrial business parks. Supporting uses include office and various commercial uses. Recommended uses should be located along arterial thoroughfares, in proximity to freeways, rail lines and/or access to airports and other transportation outlets. Recommended uses should be screened and buffered from residential uses using a major roadway, commercial/retail/office uses or floodplain/natural areas. Recommended uses should serve as a buffer between heavy industrial and lower intensity uses. Industrial business parks that function as business centers are encouraged.

STAFF COMMENTS:

The proposed PD will incorporate the Industrial zoning district as the base zone for the self-storage facility and the A-2 zoning district as the base zone for the age restricted residential community. The Light Industrial Future Land Use designation is consistent with the proposed self-storage facility. The aforementioned future land use designation is not consistent with the proposed residential development.

MESQUITE ZONING ORDINANCE

SECTION 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 incorporate the Industrial zoning district for the self-storage facility and the A-3 zoning district for the residential development. According to the PD standards (Attachment 6) the main use permitted on the 2 acres at the northeast corner of the site is a self-storage facility. On the remaining 12.75 acres, uses permitted are those that are permitted in the A-3 zoning district, as per Section 2-501 of the MZO.

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:

Section 3-502 Miniwarehousing

A PD also allows flexibility in design standards while creating a superior development. The below table lists applicable requirements and deviations proposed from Section 3-502. Various standards in the MZO do not apply, including building separation standards and screening of access doors, for example, as only one building is proposed and the storage facility will be completely enclosed. It is important to note that if a particular standard is not addressed in the PD, the standards of the MZO will apply.

Design Criteria	Required	Proposed
Liners	Liner building with leasable space along the outermost wall of buildings with storage units for the first and second story along collector, arterial and highway frontage streets.	A liner building with leasable space is not proposed.
Apartment	One apartment for an on-site manager/security guard	An apartment is not proposed.
Building Height	Maximum one-story/11 feet where adjacent to residential	Three stories/40 ft.

Landscaping	Professionally designed on all public sides, including at a minimum, foundation plantings and a tree line.	0.422 acres (19,254 sq. ft)/ 22% open space is proposed, including a buffer tree line along the west and south property lines to provide screening due to residential adjacency.
Mechanical Equipment	No roof-mounted equipment shall be allowed	Any proposed roof mounted equipment shall be screened.
Setbacks	The minimum setback adjoining any residential district line shall be 10-feet provided that the rear of buildings may be utilized as the required screening wall. All other district setback lines shall apply.	Where adjoining the proposed residential development (west and south property boundaries), setbacks are over 26 feet. Along the north boundary of the property, the setback is 10 feet. The setback along the front property line is 13 feet.

Section 2-501 – Multifamily Residential

Section 2-501 of the MZO provides guidelines for review of residential developments in PD districts. These guidelines include lot and setback requirements, dwelling unit requirements, basic facilities required in each dwelling unit, required open space and outdoor amenities, etc. According to the proposed PD standards (Exhibit 6), the development will comply with Section 2-501 in addition to the below standards, which will supersede any conflicting standards:

- **Setback and Minimum Yard Distances**

Proposed property setbacks and minimum yard distances:

Overall Property Setbacks		Minimum Unit Yard Distances	
Setback at Clay Mathis Rd.:	25'-0"	Front:	5'-0"
Setback at East Glen Blvd.	25'-0"	Side:	5'-0"
Setback at West property line:	10'-0"	Rear:	10'-0"
Setback at North property line:	10'-0"		

STAFF COMMENTS: Setbacks are typically measured from the property line and not the ROW. Pursuant to Section 2-501.B, the minimum front and exterior side yard setback for this development is 25 feet and the minimum interior side and rear yard setback when adjacent to nonresidential zoning districts is 15 feet. The Concept Plan illustrates compliance with the 25-foot setback requirements along the west and south property lines (front and exterior side yards). However, along the north property line (interior side yard) and the west property line (rear yard), a 10-foot setback is proposed, as opposed to a 15-foot setback. Per the Fire Code, the minimum building separation is 10 feet. Fire Code standards cannot be deviated from via a PD.

- **Fencing**

Fencing at all locations is to adhere to the proposed fencing Plan. See Attachment 6.

STAFF COMMENTS: The proposed development is required to provide security fencing and gates adequate to regulate and control access. Fencing shall be 6-8 feet in height and shall be constructed of wrought iron or a long-span precast concrete decorative screening wall, brick, stone, or vinyl. The minimum standards are met.

- **Open Space**

In addition to the proposed open public space, each unit will be provided with a rear yard and is to be included as an open space outdoor amenity. Proposed minimum yard square footages are outlined below:

Unit Type	Proposed Rear Yard Square Footage
One Bedroom	Min. 300 SF
Two Bedroom	Min. 480 SF

STAFF COMMENTS: Open space will include a total of 5.45 acres (37.6%), inclusive of rear and front yards, a 13-foot landscape buffer along Clay Mathis Rd. and East Glen Blvd, a tree line along East Glen Blvd., and landscaping within the proposed park near the center of the property. Pursuant to Section 2-501.H (Open Space and Outdoor Amenities), this development containing, because it contains more than 12 dwelling units, shall be required to provide a minimum of 400 square feet of open space per dwelling unit.

- **Amenities**

Amenities shall be provided as generally shown on the Concept Plan (See Attachment 8). The exact location is adjustable and will be determined during the Site Plan process. Amenities proposed include pedestrian connectivity throughout the residential development consisting of 4 - 6 foot sidewalks (6-foot sidewalks at head-in parking spaces), a clubhouse, pool, and a pickleball court towards the center of the development.

STAFF COMMENTS: Pursuant to Section 2-501.H, the proposed development shall provide a minimum of two outdoor amenities from the list of Outdoor Amenities-Group A and two from Outdoor Amenities- Group B. For each additional 75 dwelling units, one additional amenity from Group A and B shall be provided. A total of six amenities are required from the list below; three from Group A and three from Group B. The applicant is proposing amenities from Group A, including a swimming pool and a pickleball court. A small pocket park is also proposed. However, the park does not indicate whether playground equipment will be required. No amenities are proposed from Group B.

Outdoor Amenities – Group A	Outdoor Amenities – Group B
Swimming Pool	Fire Pit
Splash Pad	Outdoor cooking facilities
Sports Courts – Regulation Sized	Picnic areas to include dining tables and permanent shade structures
Playgrounds with a minimum of 5 pieces of equipment and 1,000 square feet of area	Hot tub/spa
Other amenities may be allowed as approved by the Director of Planning and Development Services	Other amenities may be allowed as approved by the Director of Planning and Development Services

A minimum of two indoor amenities from the list below are also required for this development. For each additional 50 dwelling units, one additional indoor amenity shall be required, for a total of three indoor amenities. A 2-story clubhouse is proposed; however, the proposed PD does not identify the two additional indoor amenities.

Indoor Amenities
Fitness room to include cardio and weight training equipment with a minimum area of 3 square feet/dwelling unit
Indoor Pool
Indoor Hot Tub
Business center to include at least 2 computer stations, a printer, scanner and photocopying device
Media room with permanent television/movie viewing equipment and seating for a minimum of 20 individuals
Club room with a minimum 10 square feet /dwelling unit, but in no case less than 1500 square feet
Club room shall include a sink, coffee bar, seating and tables
Recreation room with equipment such as pool tables, ping pong, foosball, shuffle board or similar
Other amenities may be allowed as approved by the Director of Planning and Development Services

- **Parking**

Unit Type	Unit Count	Proposed Ratio	Total Count
One Bedroom	88	1.5	132
Two Bedroom	80	2.0	160
			292

STAFF COMMENTS: Pursuant to Section 2-501.K, a total of 2 off-street parking spaces shall be provided for each dwelling unit. A minimum of 50% of required parking spaces shall be covered spaces. A total of 336 parking spaces are required, with 168 being covered parking

spaces. The applicant proposes a total of 292 (294) parking spaces, including 177 carport parking spaces and 80 garage parking spaces, which represent 60% of the proposed parking spaces.

- **School Impact Analysis**

This development shall require an analysis of the expected impact on the public school system.

STAFF COMMENTS: A school impact analysis was completed by School District Strategies (SDS). According to the analysis (See Attachment 7), age-restricted multi-family developments in Mesquite yield less than 2 students per school year and often none at all. Additionally, due to the number of 1-bedroom units proposed, very few students are anticipated. SDS projects that the proposed development will have very little impact on Mesquite Independent School District.

- **Traffic Impact Analysis**

The proposed development shall require a traffic impact analysis.

STAFF COMMENTS: A Traffic Impact Analysis (TIA) was submitted to Traffic Engineering by the applicant and was based on a 150-unit single-family detached housing product and a 119,000 square foot storage facility. According to the TIA, the development (including the storage facility and the multi-family development) is predicted to generate 1,690 trips per day; 180 trips per day associated with the storage facility with all access via Clay Mathis, and 1,510 trips per day associated with the multi-family development. It is important to note that the TIA and the latest Concept Plan vary as it relates to access. The latest Concept Plan includes an additional driveway on Clay Mathis for the self-storage facility and separates the multi-family traffic from the self-storage facility. The change did not substantially affect the results of the study.

The results of the study indicate that all intersections will operate at an acceptable level of service. There is a concern, however, regarding the intersection of Scyene Rd. and Clay Mathis Rd. The intersection will get significantly congested based on the self-storage facility proposed along Scyene Rd. A signal has been installed by the City but is not operational due to an interconnect that has not been installed with the adjacent railroad crossing. This work can only be done by the railroad. City Staff is working with railroad Staff to complete the work to activate the signal. However, this work maybe 12-18 months out.

In conclusion, it is anticipated that the development will have a nominal impact on the adjacent roadway network. No additional work is recommended outside of the access improvements proposed by the development and the City's ongoing work with the Scyene Rd. and Clay Mathis Rd. signal.

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:

Attachment 8 includes the proposed Concept Plan and meets all the above requirements for a Concept Plan.

CONCLUSIONS

ANALYSIS

1. The existing future land use designation of Light Industrial is appropriate for the proposed self-storage facility. The aforementioned future land use designation is not appropriate for the proposed multifamily development.
2. The subject property is surrounded by nonresidential uses and/or nonresidential zoning districts on all sides. The proposed multi-family development and zoning are not compatible with the surrounding area.

RECOMMENDATION

Staff recommends approval of the request to rezone the subject two acres from Planned Development – Industrial (Ord. No. 4856) to PD-Industrial to allow a self-storage facility subject to the following conditions:

1. Eight-foot sidewalks are required along Clay Mathis Rd. and East Glen Blvd., so that sidewalk widths are consistent with requirements approved by City Council for the Alcott Logistic Station Planned Development.
2. A buffer tree line is required along Clay Mathis Blvd. for consistency with the buffer tree line proposed along East Glen Blvd. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet.
3. The front yard setback shall comply with the Industrial zoning district front yard setback of 25 feet.

Staff recommends denial of the request to rezone the remaining 12.75 acres from “PD-I,” Planned Development – Industrial (Ord. No. 4856) to PD – Age Restrict Residential Community to allow a 168-unit development. However, should the Planning and Zoning Commission recommend approval, Staff recommends the following:

1. Eight-foot sidewalks are required along Clay Mathis Rd. and East Glen Blvd., so that sidewalk widths are consistent with requirements approved by City Council for the Alcott Logistic Station Planned Development.
2. A buffer tree line is required along Clay Mathis Blvd. for consistency with the buffer tree line proposed along East Glen Blvd. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet.
3. The front setback standards for the proposed development must comply with the front setback standards identified in Section 2-501 of the MZO.

4. A buffer tree line and five benches are required along the western boundary of the site adjacent to the creek. The buffer tree line shall consist of 1 large shade tree per each 35 linear feet (Minimum of 20 trees).
5. A minimum of six amenities shall be provided from the list identified in Section 2-501.H of the MZO; three from Group A and three from Group B.
6. A minimum of two amenities shall be provided from the list of Indoor Amenities identified in Section 2-501.I of the MZO.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

CODE CHECK

The site has no open code cases.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. PD Development Standards
7. School Impact Analysis
8. Concept Plan

Staff report revised following the Planning and Zoning Commission's public hearing.

ATTACHMENT 1 – AERIAL MAP



Request: Zone Change
Applicant: Kimley-Horn
Location: 2210 E. Scyene Rd.

Legend

 Subject Property

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP





Request: Zone Change
(See reverse side for more information.)

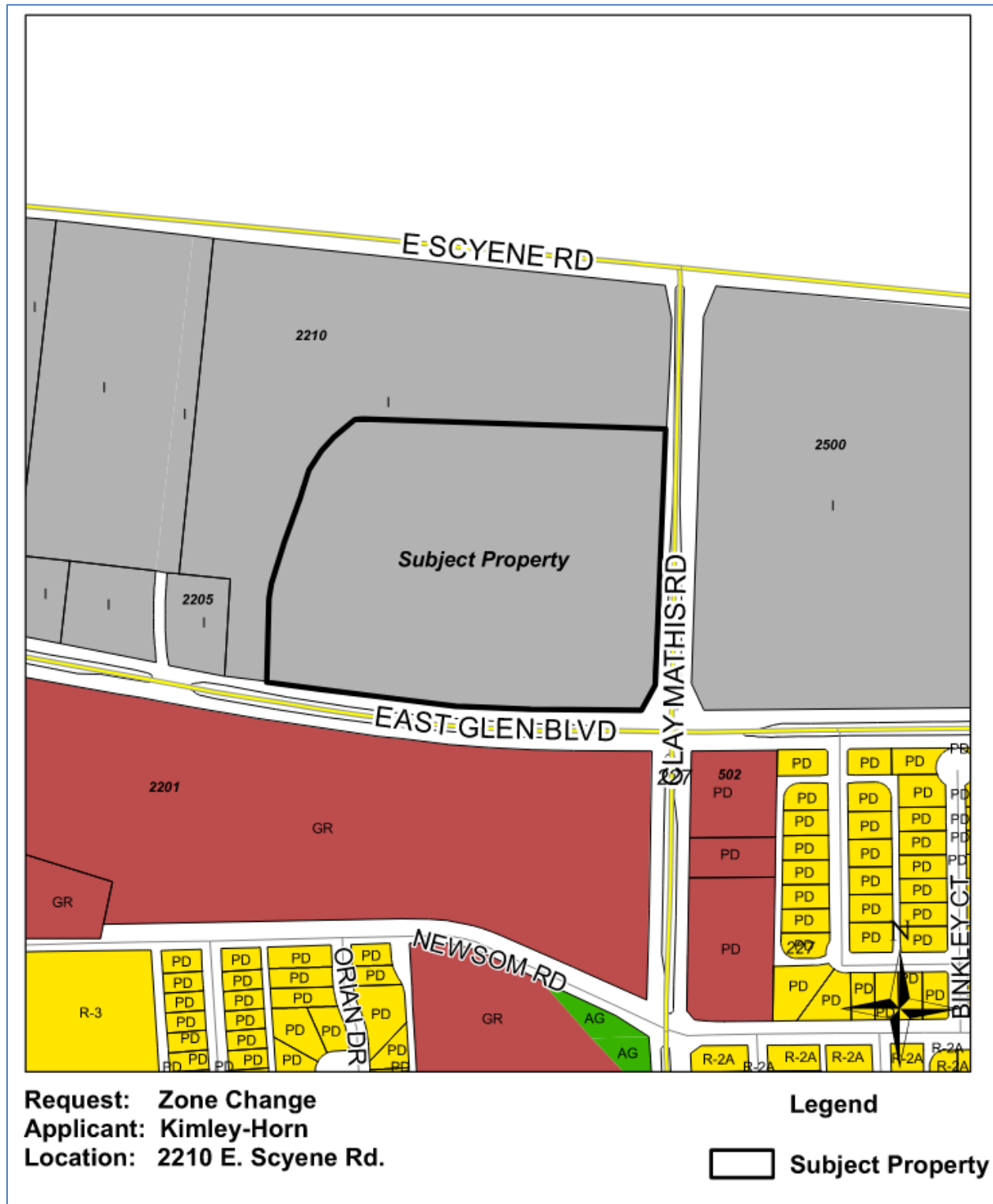
Applicant: Kimley-Horn

Location: 2210 E. Scyene Rd.

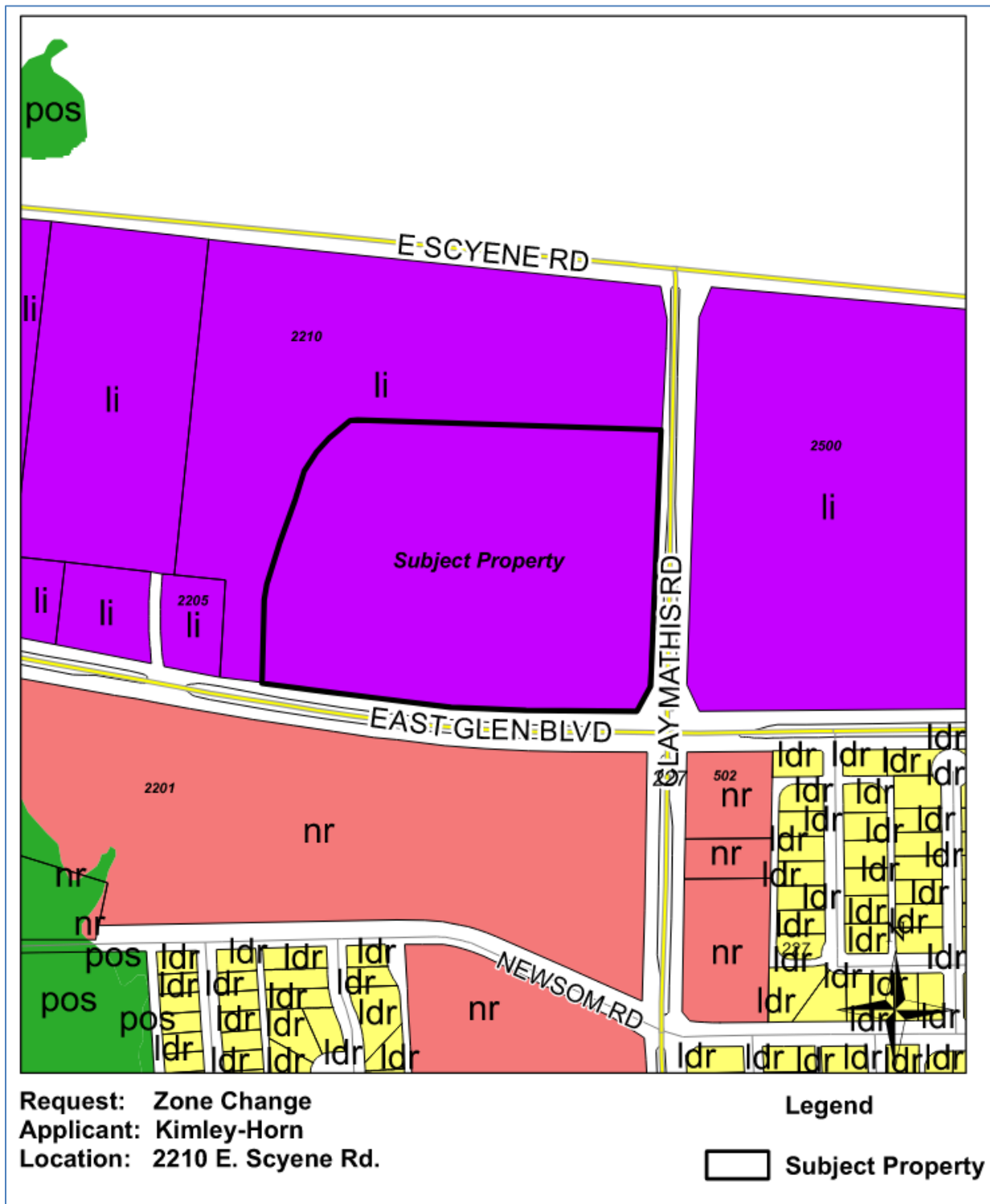
Legend

-  Subject Property
-  Noticed Properties

ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE



ATTACHMENT 5 – SITE PHOTOS



Street View of Subject Property Taken on East Glen Blvd.



Street View of Subject Property Taken on Clay Mathis Rd.

ATTACHMENT 6 – PLANNED DEVELOPMENT STANDARDS



EXHIBIT B

Conceptual Plan: Development and use of the property must comply with the conceptual plan as outlined in Exhibit C. In the event of any conflict between the conceptual plan and the text of this article, the text of this article shall control.

Subareas: This planned development is divided into two sub areas as shown on the concept plan outlined as Multi-Family and Self-Storage.

Exhibits: Exhibit A – Legal Description, Exhibit B – Planned Development Standards, Exhibit C – Concept plan

Main Uses Permitted: Multi-family - Permitted uses are those main uses permitted in the Multi-family Residential Development Standards. See Mesquite Zoning Ordinance, Section 2-501.

Main Uses Permitted: Self-Storage – Permitted uses in the SFR are those uses permitted in Mini-warehousing. See Mesquite Zoning Ordinance, Section 3-502

Development Regulations: Multi-Family

In addition to the Multi-family Residential Development Standards outlined in Section 2-501, the following standards shall apply and supersede any existing standards.

- Allowable property setbacks and minimum yard distances are as follows.

Overall Property Setbacks	Minimum Unit Yard Distances
Setback at Clay Mathis Rd: 25'-0"	Front: 5'-0"
Setback at East Glen Blvd.: 25'-0"	Side: 5'-0"
Setback at West property line: 10'-0"	Rear: 10'-0"
Setback at North property line: 10'-0"	

- Fire-resistant rating of exterior walls using materials such as brick, stone, fiber cement siding, and any other material shall be utilized if the approved fire-resistance adopted by building codes is met.
- Fencing at all locations is to adhere to the proposed fencing at all appropriate conditions listed. See "Proposed Fencing Options" below.
- In addition to the proposed open public space, each unit to be provided with a rear yard and is to be included as an open space outdoor amenity. Minimum square yard square footages outlined below.

Unit Type	Proposed Rear Yard Square Footage
One Bedroom	300 SF MIN
Two Bedroom	480 SF MIN

- Amenities shall be provided as generally shown in exhibit C. The exact location is adjustable and will be determined on the site plan as part of the construction plan set for permit.

BOISE OFFICE
918 WEST IDAHO STREET
BOISE, IDAHO 83702
(208) 519-4017

TEXAS OFFICE
901 WEST WALL STREET, SUITE 106
GRAPEVINE, TEXAS 76051
(817) 618-4138

btree-prop.com

ATTACHMENT 6 – PLANNED DEVELOPMENT STANDARDS



- Parking requirements to adhere to the ratios outlined below.

Unit Type	Unit Count	Proposed Ratio	Total Count
One Bedroom	88	1.5	132
Two Bedroom	80	2.0	160
			292

- Fire-resistant rating of parking structures using materials such as brick, stone, fiber cement siding, and any other material shall be utilized if the approved fire-resistance adopted by building codes is met.
- Carports are to be of a design that allows for the use of a single sloped pitched roof and support columns constructed primarily of painted metal elements.

Development Regulations: Self Storage

In addition to the Mini-warehousing development standards outlined in Section 3-502, the following standards shall apply and supersede any existing standards.

- Screening: The proposed design is to be a fully enclosed facility with an outward facing commercial element.
- Liners: Along Clay Mathis Road, a leasable office on the first floor for staff is to be provided.
- Office/Apartment: The leasing office is to be integrated into the overall facility. No live-in apartment on site is allowed.
- Design of the structure to use appropriate materiality to articulate and divide the overall massing using masonry, metal, glass, plaster, color and more.
- Structure to consist of three stories and have a max height of 40'-0".
- All roof-mounted equipment is to be properly screened.

BOISE OFFICE
918 WEST IDAHO STREET
BOISE, IDAHO 83702
(208) 519-4017

TEXAS OFFICE
901 WEST WALL STREET, SUITE 106
GRAPEVINE, TEXAS 76051
(817) 618-4138

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ATTACHMENT 6 – PLANNED DEVELOPMENT STANDARDS

Proposed Fencing Options

REF: 2210 E. Scyene Rd, PAM0421-0498

Residential Perimeter Fence



The fence is proposed to separate the public from the proposed residential along Clay Mathis Rd and E. Glen Blvd. It is to consist of ornamental painted steel and stained wood fencing as shown. Height of the fence is to be approximately 6'-0".

Residential Unit Fence



The fence is proposed to separate each living units backyards to provide privacy. It is to consist of painted steel and stained wood fencing as shown. Height of the fence is to be approximately 6'-0".

Club House / Pool Fence



The fence is proposed to provide security at the club house and pool. It will be utilized at the front of the clubhouse, and tie into the vehicular security gates. In addition it will also provide security around the pool. It is to consist of painted ornamental steel as shown. Height of the fence is to be approximately 6'-0".

Self Storage Fence



The fence is proposed to separate the residential community from the Self-Storage facility. It is to consist of pre-cast or block concrete decorative screening as shown above. Height of the of the fence is to be approximately 8'-0".



ATTACHMENT 7 – SCHOOL IMPACT ANALYSIS



School District Strategies

October 1, 2021

Richard Stilovich
Director Pre-Development
Braintree Properties
901 W. Wall Street, Suite 106
Grapevine, Texas 76501

RE: Mesquite Age-Restricted Apartments - Mesquite ISD Student Yields Information

Dear Mr. Stilovich,

School District Strategies (SDS) provides demographic services to public school districts in Dallas-Ft. Worth (DFW) and across the state of Texas. One of the metrics that we monitor is the relationship between residential use and student yields.

As the demographer for Mesquite ISD (MISD), we have seen local apartment developments produce a wide range of student yields depending on the distinct architectural design of the units (garden-style vs. mid-rise), number of 1, 2, and 3-bedroom units, whether-or-not the development offers rental assistance, or if the complex has an age-restriction (Age 55+). Our understanding is that Braintree Properties is planning an apartment development located in the City of Mesquite, and the subject property will include 168 age-restricted apartment units with 52% being 1-bedroom units.

SDS has performed a review of age-restricted apartment developments within MISD. Apartment developments such as Evergreen at Mesquite and Crescent Manor have typically yielded less than 2 MISD students per school year and often no enrolled students at all. Additionally, age 55-plus restricted apartment units with a high percentage of 1-bedroom units in other DFW public school districts typically yield very few students. Therefore, we project that the 168 age-restricted apartments proposed by Braintree Properties would have very little impact on Mesquite ISD enrollment as well.

For specific inquiries regarding this information, please contact me.

Very truly yours,

Brent Alexander
Director of Demographic Research

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com

ATTACHMENT 7 – SCHOOL IMPACT ANALYSIS



School District Strategies

Disclaimer

Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS's estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. SDS WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO SDS'S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. SDS'S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY SDS SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO SDS IN CONNECTION WITH THE REPORT.

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16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com

