



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0822-0251
REQUEST FOR: Conditional Use Permit would allow a charter high school (Premier High School)
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 12, 2022
City Council: Monday, October 3, 2022

PLANNING AND ZONING ACTION

Decision: On September 14, 2022, the Planning and Zoning Commission recommended approval of the request by a vote of 5 in favor and 2 opposed with the following conditions:

- 1. The Traffic Impact Analysis shall be reviewed and verified prior to final approval of the site plan.
2. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary

GENERAL INFORMATION

Applicant: Mark Cohen, on behalf of Responsive Education of Texas
Requested Action: Rezone from Commercial w/ TERRA to Commercial and TERRA with a Conditional Use Permit to allow a charter high school (Premier High School)
Location: 3677 and 3733 Emporium Circle

SITE BACKGROUND

Platting: Emporium 1, Block A, Lots 10R and 11R
Size: 5.5 +/- Acres
Zoning: C – Commercial within the TERRA Overlay
Future Land Use: Town East Special Planning Area
Zoning History: 1951: Annexed into the City of Mesquite, Zoned Residential
1967: Rezoned to Multi-Family
1984: Rezoned to Commercial
1996: Rezoned to Commercial and TERRA Overlay

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and LAND USE. Row 1: NORTH: PD-SF – Planned Development Single Family (Ord. No. 1668) | Single Family Residences

<b>SOUTH:</b>	C – Commercial within the TERRA Overlay	24 Hour Fitness
<b>EAST:</b>	C – Commercial within the TERRA Overlay	Sam’s Beauty Supply
<b>WEST:</b>	C – Commercial within the TERRA Overlay with a CUP	Urban Air

### **CASE SUMMARY**

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The applicant is requesting a Conditional Use Permit (CUP) to allow Responsive Education of Texas to open a charter high school, to be known as Premier High School, at 3733 Emporium Circle. The proposed charter high school will occupy 11,455 square feet of the 45,060 square-foot building. Circuit City previously occupied the building from 1996 to 2010. Carrington College occupied the building from 2011 to 2021. The proposal will include installing two external storm shelters per the International Building Code.

In 2018, City Council approved a text amendment to the Mesquite Zoning Ordinance to require all new or expanding primary and secondary schools to obtain a CUP. In addition, the text amendment requires that applicants submit a Traffic Impact Analysis (TIA) with the Conditional Use Permit to be reviewed by the City’s Traffic Engineering Division. The applicant provided a completed TIA and a Traffic Management Plan (TMP) to the Traffic Engineering Division. The Manager of Traffic Engineering reviewed the TIA and TMP and found them acceptable.

### **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates the subject property within the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The vision of the Town East Special Planning Area is to be a thriving regional retail and entertainment area that meets the changing needs and desires of the community. Town East Mall shall continue to serve as an anchor with complementary retail, offices, and hotels in the surrounding area.

### **STAFF COMMENTS:**

While the proposed CUP will not include a retail use, it will allow for adaptive reuse of an existing building that may otherwise remain vacant. As a destination use, the proposed school may bring more potential patrons to the immediate area, which may assist in supporting the surrounding businesses.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-503: 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 is compatible with surrounding uses. The proposed use also conforms to the current zoning of the subject property as well as to the Comprehensive Plan. It is not anticipated that the proposed use will have an adverse impact on the surrounding area.

#### 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 anticipate the school to negatively impact the development or redevelopment of any nearby property.

#### 3. Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

#### STAFF COMMENTS:

The applicant will be required to provide adequate utilities, access roads, and drainage facilities to the site if not already available.

#### 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:

The proposed school will be required to provide sufficient parking spaces and stacking. The site has sufficient parking to meet the parking requirements for the proposed high school and future retail/office uses that may occupy the remainder of the building. The required off-street parking for the high school and future retail uses is 215 parking spaces. The site has 292 parking spaces.

#### 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:**

Staff does not anticipate disturbances to neighboring businesses or residences as a result of the school use.

**CONCLUSIONS**

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**ANALYSIS**

The proposed CUP for education use is consistent with the future land use designation of the *Mesquite Comprehensive Plan* and the existing zoning. As indicated previously, the applicant submitted a TIA and a TMP which the Manager of Traffic Engineering reviewed and has accepted its preliminary findings. The TIA states that Responsive Education’s expected enrollment will be 150 - 200 students. However, the TIA further states that due to flexible scheduling, they do not anticipate all students being on campus at one time. TIA anticipates that the majority of the traffic flow would come in the morning. It states the proposed campus “will offer two standard time periods for class with a 70/30 split of student population between the morning and afternoon.” The TIA reviewed an existing Responsive Education Premier High School in Arlington, Texas and found the following.

The Responsive Education Premier High School campuses are quite unique in that the students are self-paced and have a flexible school schedule. As such, there was not the typical peaking characteristics of vehicles lined up to pick up the students. Two vehicles were observed as the highest number of “queued” vehicles during the observations.

If additional queuing is needed than what was observed at the other school, the site has 620 feet of queuing space from the primary entry point and 420 feet of queuing space from the secondary entry point.

**RECOMMENDATIONS**

Staff recommends approval of the Conditional Use Permit with the following stipulations:

1. The Traffic Impact Analysis shall be reviewed and verified prior to final approval of the site plan.
2. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary.

**PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of September 16, 2022, Staff received two returned notices in favor of the request. Two of the three board members of the Emporium Association provided favorable comments on the request.

## **CODE CHECK**

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Staff conducted a site visit to the subject property and did not find any visible code issues or possible violations as of the date of this writing.

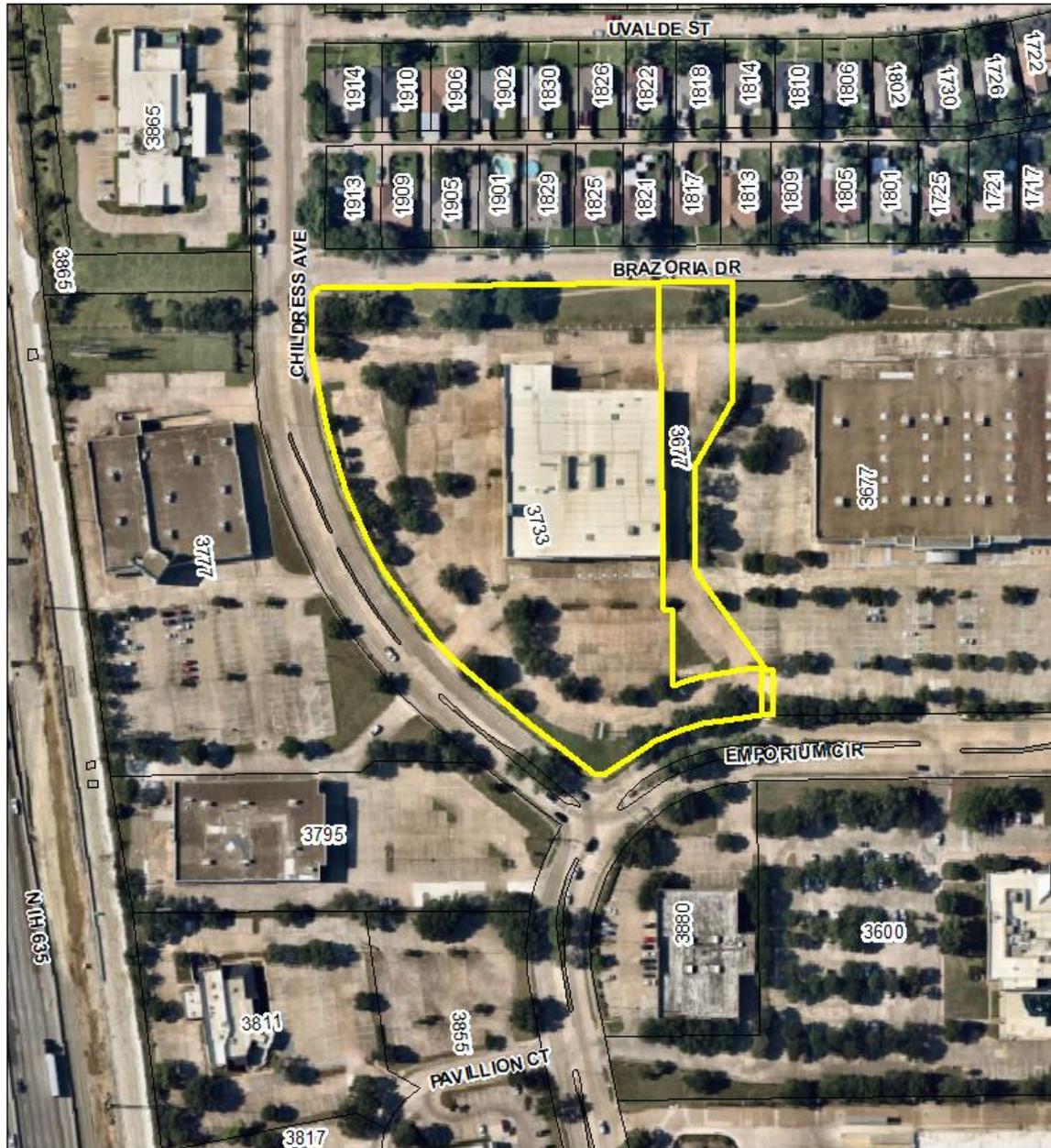
## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Application Materials
6. Concept Plan
7. Floor Plan
8. Queuing Plan
9. TIA
10. Returned Notice

ATTACHMENT 1 – AERIAL MAP

### Aerial Map

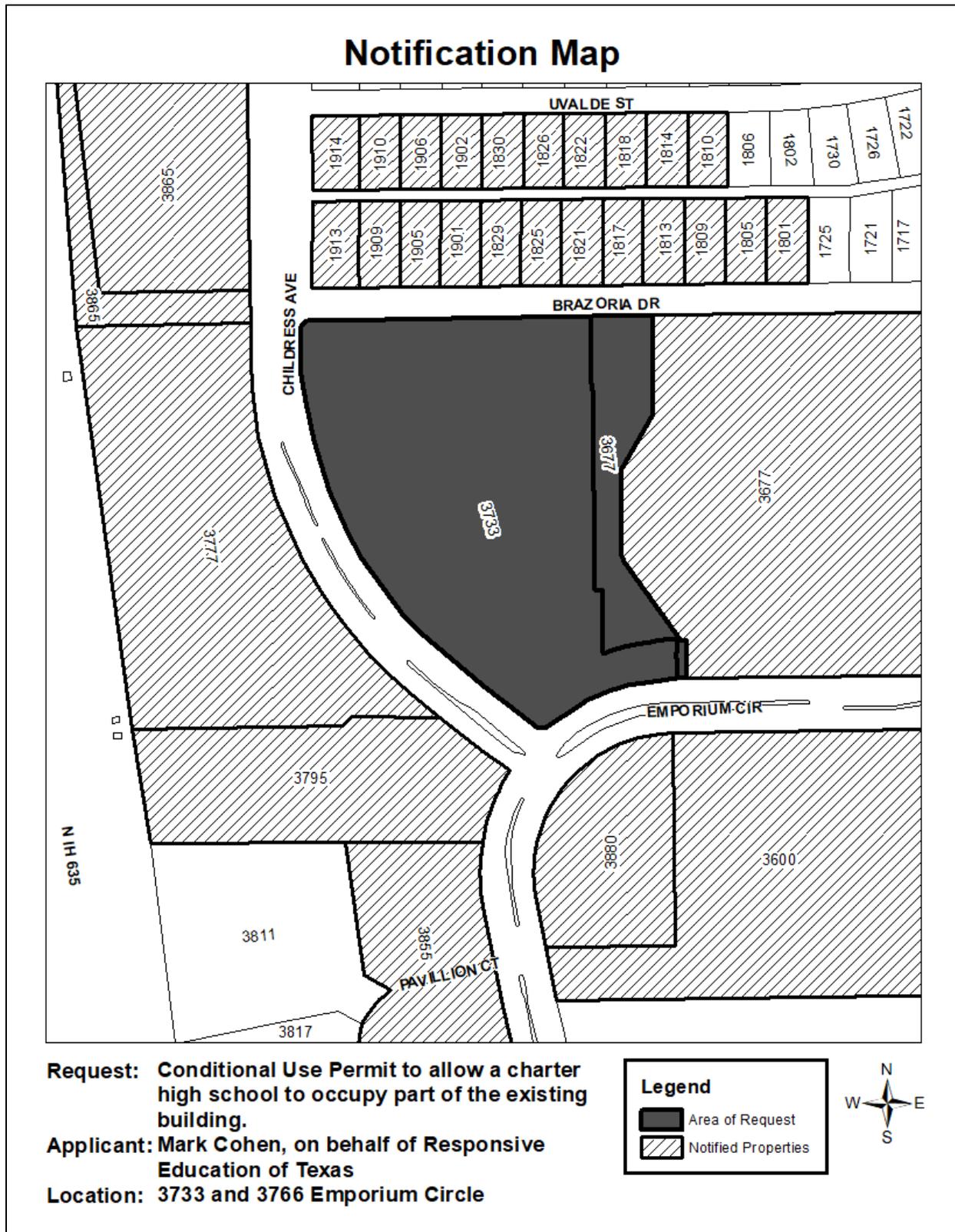


**Request:** Conditional Use Permit to allow a charter high school to occupy part of the existing building.  
**Applicant:** Mark Cohen, on behalf of Responsive Education of Texas  
**Location:** 3733 and 3766 Emporium Circle

**Legend**  
[Yellow Outline] Area of Request

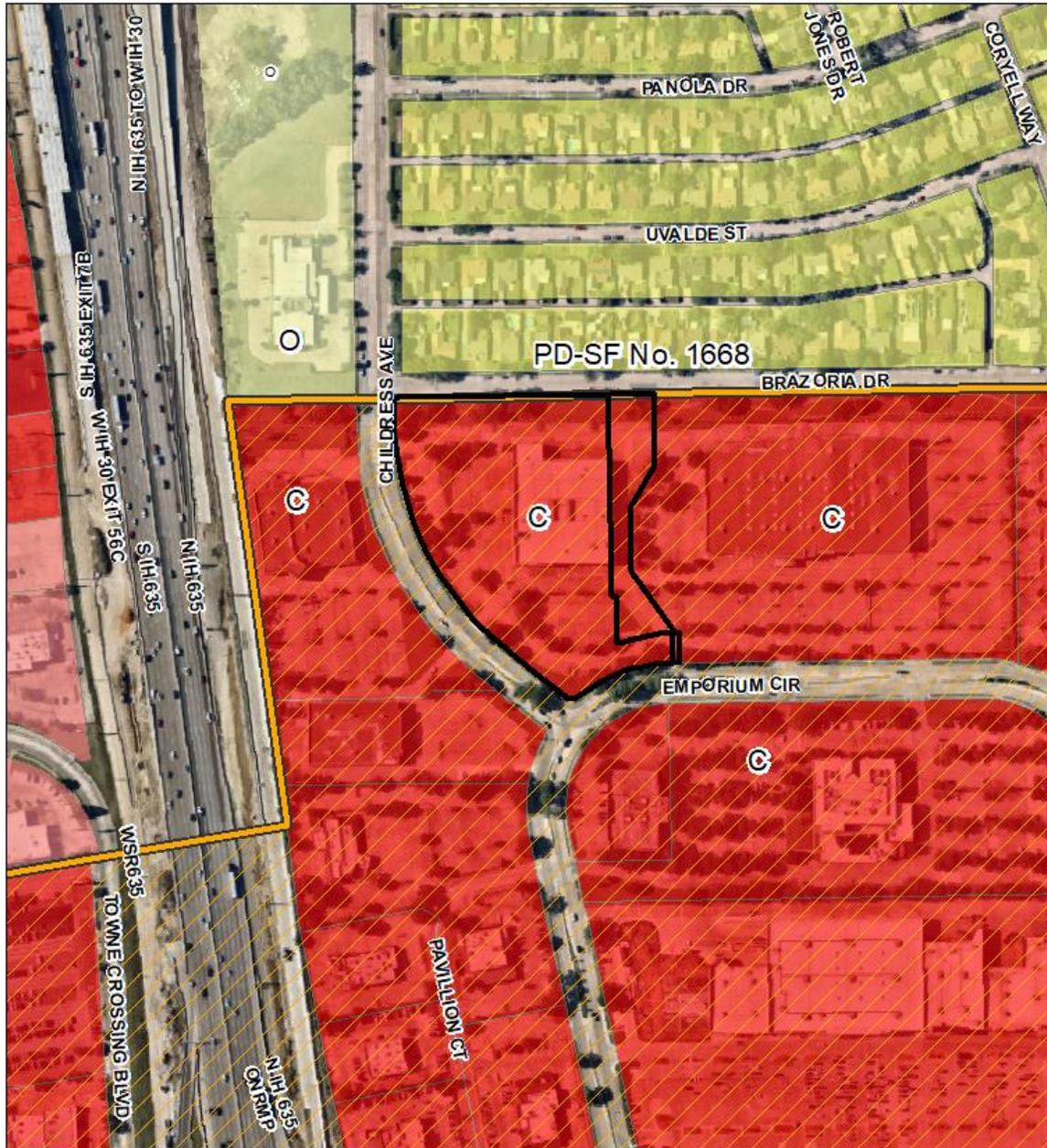


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP

Zoning Map

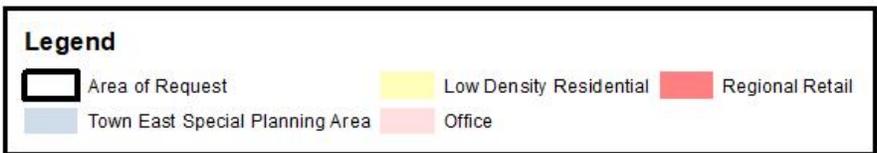
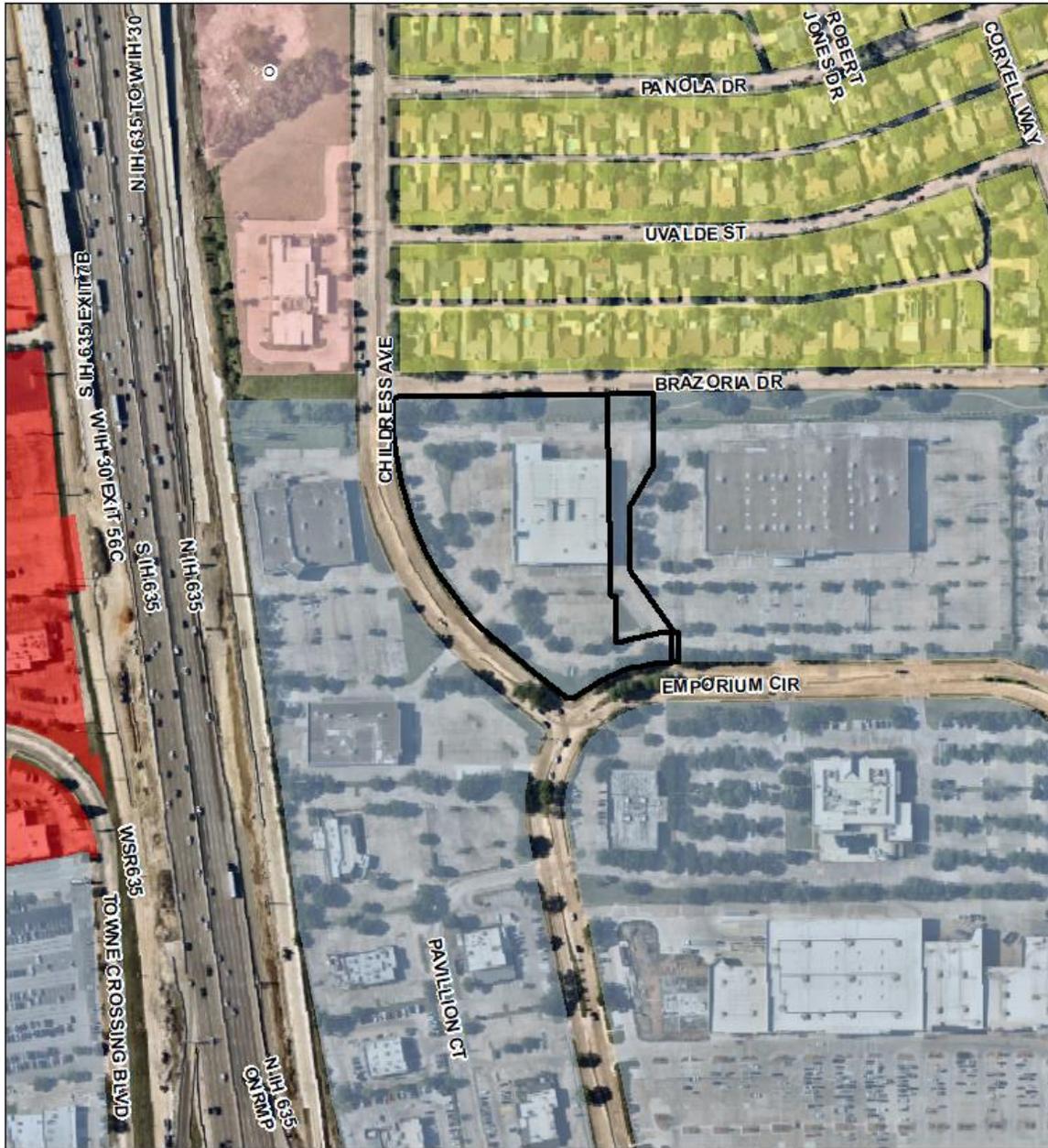


<b>Legend</b>		<b>Zoning Districts</b>	
Area of Request	TERRA	COMMERCIAL	OFFICE
		LIGHT COMMERCIAL	SINGLE FAMILY RESIDENTIAL



ATTACHMENT 4 – FUTURE LAND MAP

### Future Land Use Map



ATTACHMENT 5 – APPLICATION MATERIALS



City of Mesquite  
Conditional Use Permit  
Packet

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\*

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

**Property Information**

General Location: 3733 W. Emporium Cir  
Physical Address: 3733 W. Emporium Cir City, State: Mesquite, Texas  
Zip Code: 75150  
Platted:  Yes  No (If yes, fill in information below)  
Subdivision: Emporium 1 Block: A Lot: Part of 10R

**Applicant Information** – The person filling out the application

First Name: Mark Last Name: Cohen  
Phone Number: 972-991-9590 Email Address: mark@centerpointcp.com  
Company Name: \_\_\_\_\_

**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: Amin Last Name: Mawani  
Phone Number: 214-228-2455 Email Address: amawani0786@gmail.com  
Mailing Address: 4001 N. Josey Ln. Suite 100 City, State: Carrollton, TX  
(If different from physical address)  
Zip Code: 75007

## ATTACHMENT 5 – APPLICATION MATERIALS

### 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: Terra Overlay

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](#).

The property consists of a 45,060 freestanding former retail box that was converted to Carrington College trade school. The building is currently 100% vacant and a proposed grade 9-12 academy is applying for the Conditional Use Permit ("CUP") to occupy a portion of the property. Zoning rules require a change to E zoning which requires CUP by design.

The city's comprehensive plan states the desire for new growth while maintaining existing development. The adaptive use of the site will add support to the community by providing additional education opportunities and spark the redevelopment of an area overrun with vacant, hard to access real estate. The original retail use of the surrounding properties has given way to vacancies and non-tax revenue churches. The opportunity to redevelop the existing structures will create increased traffic to the area and add tax revenue and rising tax values for the city lost to more prominent retail locations.

October 2020

**CONTINUE TO NEXT PAGE**

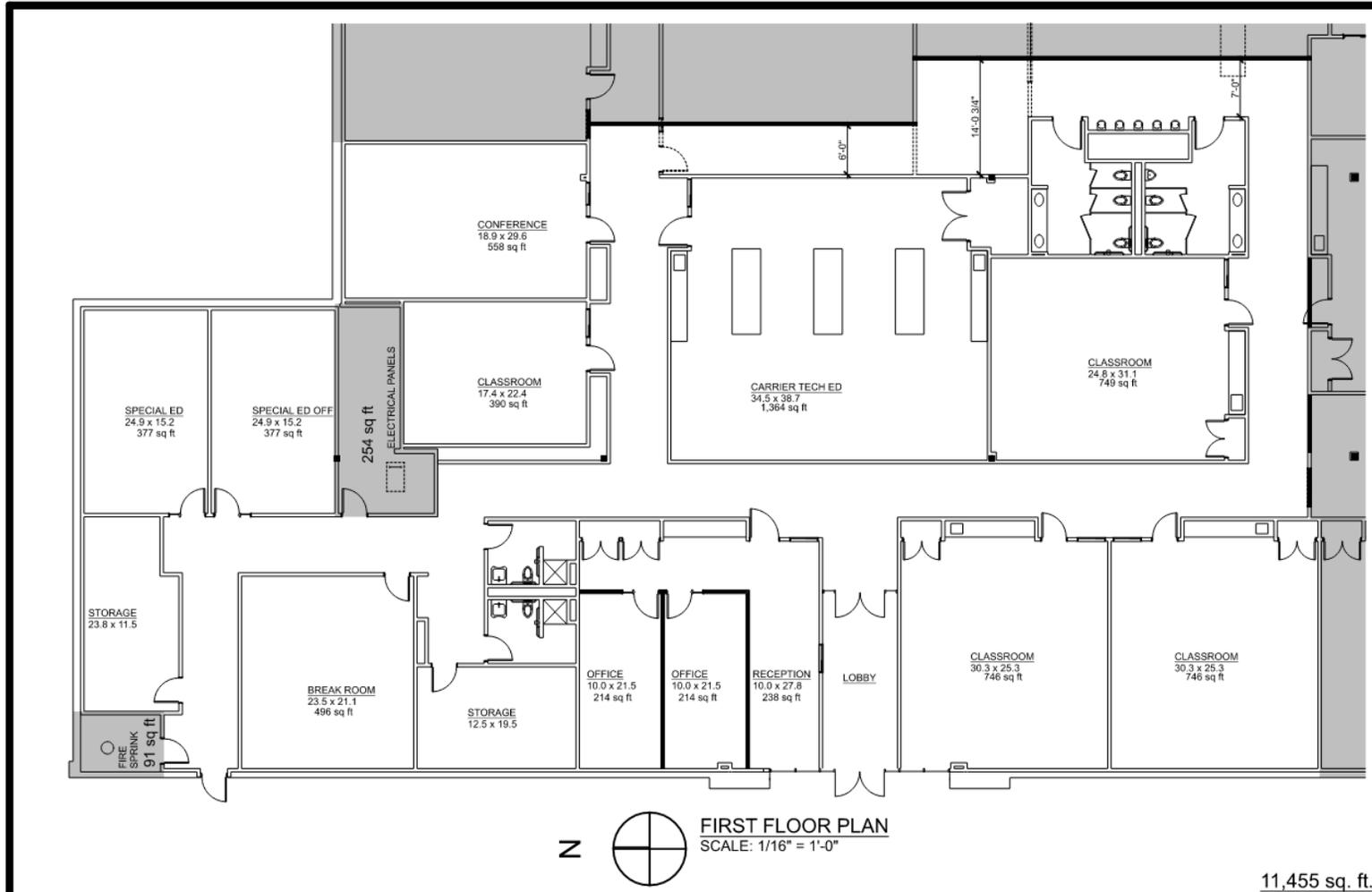
Page 2 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • [www.cityofmesquite.com](http://www.cityofmesquite.com)





ATTACHMENT 7 – FLOOR PLAN



**ARCHITECTURE  
PLANNING  
INTERIORS**  
2655 PEAVY ROAD  
DALLAS, TEXAS 75228  
PHONE: 214.641.6665  
FAX: 214.327.8383  
charlie@raainc.com

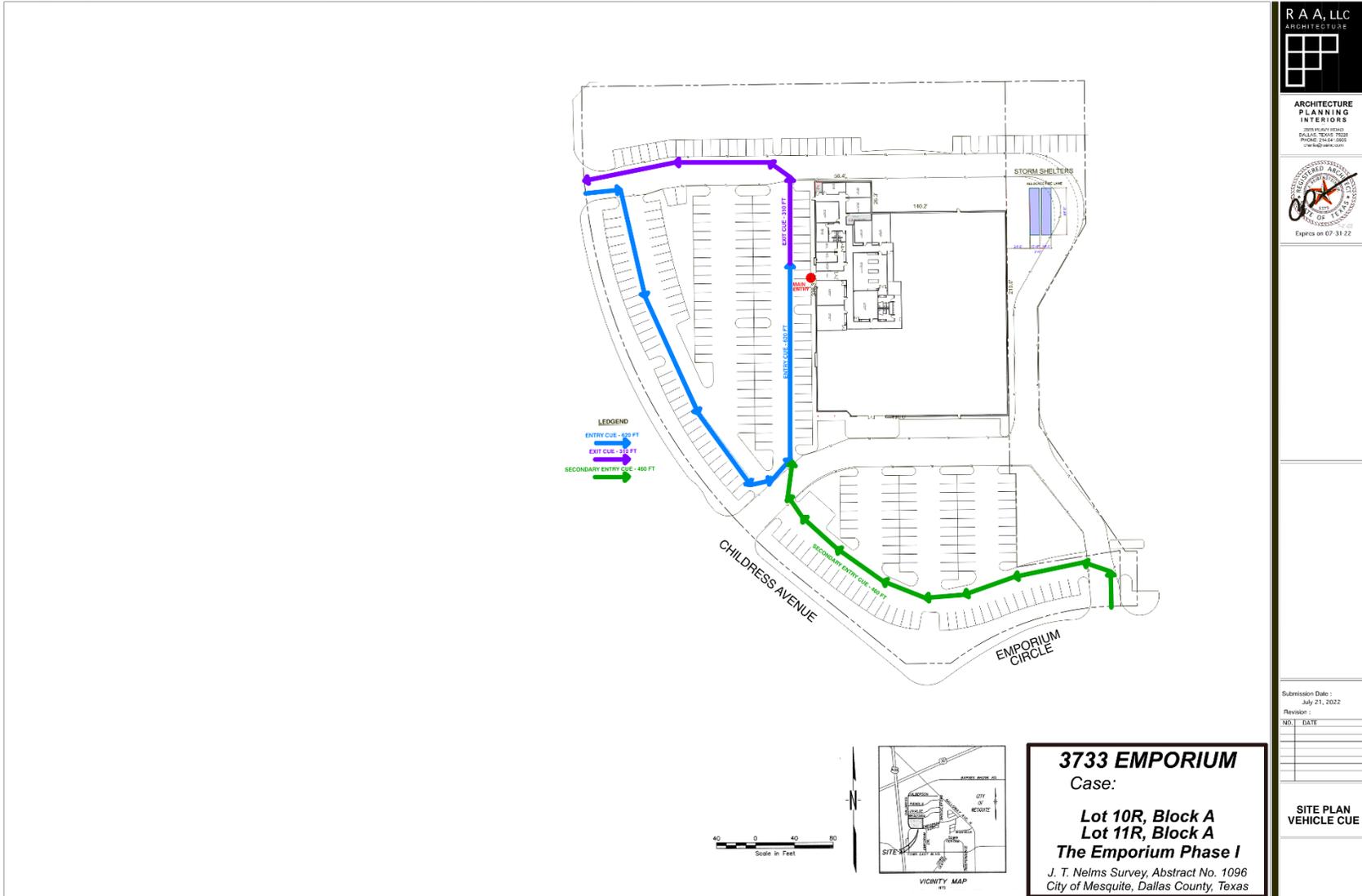
**New School**

**Suite 100**

3733 W. Emporium Drive, Mesquite, TX

**Emporium Center**

ATTACHMENT 8 – QUEUING PLAN



**Responsive Education Premier High School Traffic Study 2022**  
Mesquite, Texas

Prepared for  
**Responsive Education of Texas**



Prepared by

Elizabeth Crowe Engineering Associates, PLLC  
TBPE Firm Registration No. 20105

July 2022

## Introduction

Responsive Education of Texas plans to open a Premier High School in Mesquite, Texas. The site is located east of IH 635 and north of Town East Boulevard at 3733 W. Emporium Circle.

The previous land use for the existing building was retail. As the proposed land use is a less intense traffic generator than the former retail use, the City of Mesquite staff requested a simplified Traffic Study. City staff requested evaluation of the vehicle trip generation and proposed circulation during the peak time of student drop-off and pick-up.

The following information is provided on the Responsive Education website:

### ***PREMIER HIGH SCHOOL***

#### ***Serves Grades 9-12***

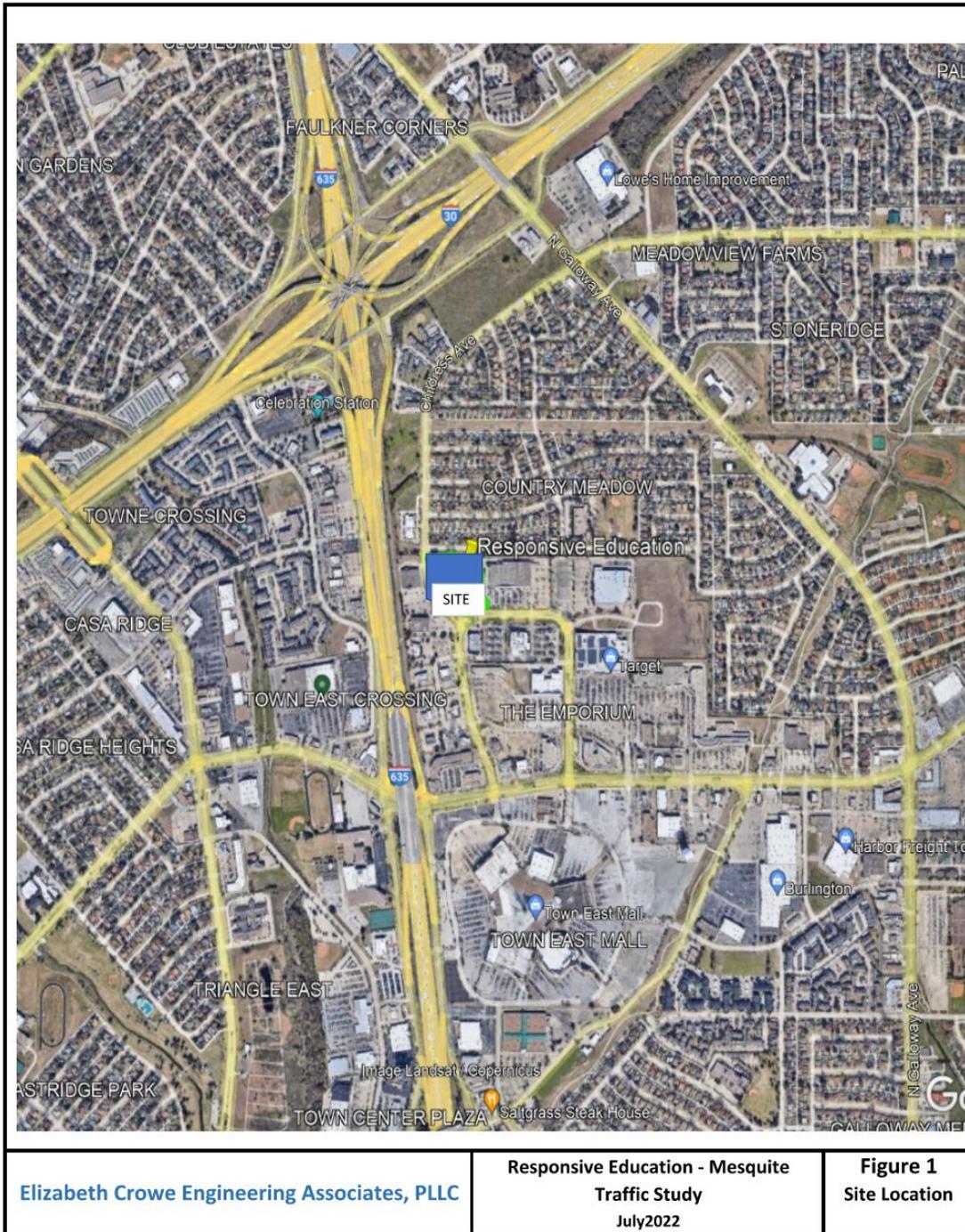
*"Premier High School offers a mastery-based, blended-learning, college-preparatory program with an emphasis on credit recovery, credit acceleration, and career and technical education (CTE)."*

## Site Location

The site location is provided in **Figure 1**. The survey for the property is provided in **Figure 2**. Three driveways will provide access for the school: one right-in/right-out only driveway at Emporium Circle and two full access driveways on Childress Avenue.

Childress Avenue is a four-lane divided roadway with a posted 30 mph speed limit. Vehicle speeds adjacent to the site observed during the morning site visit appeared to be at or just above the speed limit.

Emporium Circle is a four-lanes divided roadway as well. A traffic signal provides traffic control where the two roadways intersect.





**Trip Generation**

The typical Responsive Education Premier High School provides for a morning session of instruction, and an afternoon session of instruction.

The following information was provided by Responsive Education:

*“The expected enrollment will be 150 - 200 although due to flexible scheduling, we do not anticipate all students being on campus at one time.”*

*“The majority of the traffic flow would come in the morning. This campus will offer two standard time periods for class with a 70/30 split of student population between the morning and afternoon.”*

The following table provides the anticipated breakdown of number of students and arrival and dismissal times.

*Table 1. Responsive Education Mesquite Student Forecast*

<u>Period A: (Approximately 140 Students)</u>	<u>Period B: (Approximately 60 Students)</u>
• Morning Time Period:	• Afternoon Time Period:
• Drop Off: 7:00 am to 7:30 am	• Drop Off: 1:00 pm to 1:30 pm
• Pick Up: 12:30 pm to 1:00 pm	• Pick Up: 4:00 pm to 4:30 pm
• Approximately 120 drop-offs	• Approximately 50 drop-offs
• Approximately 20 Student Drivers	• Approximately 10 Student Drivers

The City of Mesquite staff requested for the peak time when potentially vehicles serving both sessions of students could be arriving and departing the campus to be evaluated.

The dismissal time of the morning session (12:30 – 1:00 PM) and the arrival time for the afternoon session (1:00 – 1:30 PM) is the peak hour of evaluation.

As the student arrival and dismissal characteristics differ from the traffic characteristics at more traditional high schools, published trip generation rates were not specifically available through the Institute of Transportation Engineers (ITE) source. The calculations utilizing the ITE rates for Land Use # 538 Charter School K-12 and # 525 High School are shown in **Table 2** and **Table 3**, respectively.

The tables provide the estimated trip generation calculations for the targeted maximum enrollment and the coinciding peak time for evaluation when the morning students will be departing the campus and the afternoon students will be arriving.

The rates for the peak hour of the generator and the fitted curve equations were applied where available.

Table 2. Trip Generation – ITE # 538 Charter School K-12

Session	# of Students	Arrival or Dismissal	AM or PM	Entering			Exiting	
				Rate	%	Trips	%	Trips
Morning	150	Dismissal	“PM”	0.73	50%	55	50%	55
Afternoon	50	Arrival	“AM”	0.94	53%	25	47%	22
200 Students		Combined overlap peak hour			80		77	

Table 2. Trip Generation – ITE # 525 High School

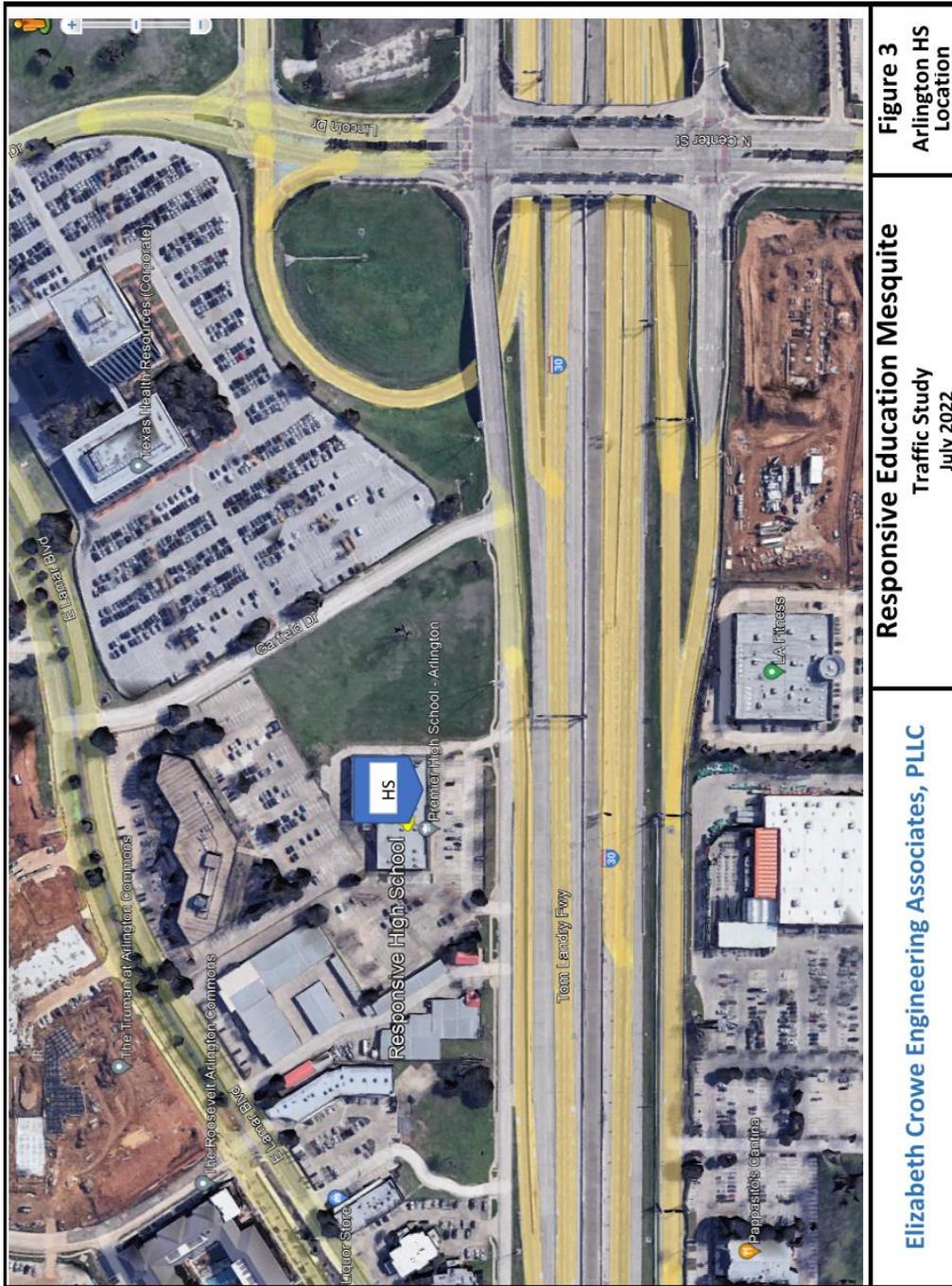
Session	# of Students	Arrival or Dismissal	AM or PM	Entering			Exiting		
				Average Rate	%	Trips	%	Trips	
Morning	150	Dismissal	“PM”	0.32	32%	15	68%	33	
<i>or</i>				Fitted Curve $\ln(T) = 0.74\ln(X) + 0.72$		32%	27	68%	57
Afternoon	50	Arrival	“AM”	0.51	68%	17	32%	9	
<i>or</i>				Fitted Curve $\ln(T) = 0.73\ln(X) + 1.24$		68%	41	32%	19
200 Students		Combined overlap peak hour			68		76		

The higher of the two estimated peak number of trips as calculated by the ITE school published rates is 157 trips (total of entering and exiting trips).

### Campus Traffic Flow and Parking

For the purposes of evaluating the potential traffic characteristics of the Mesquite High School, observations were made in May 2022 at an existing Responsive Education Premier High School in Arlington, Texas. This campus is located at 551 Ryan Plaza Dr, Arlington, TX 76011. **Figure 3** provides the site location relative to IH 30 in Arlington Texas. **Figure 4** provides the traffic flow and parking map for the campus.

ATTACHMENT 9 – TIA



ATTACHMENT 9 – TIA



## ATTACHMENT 9 – TIA

Enrollment for this school year was 150 students for the morning session that began at 8:00 AM and dismissed at 12:00 noon. The afternoon session had 60 students enrolled with the instruction time of 12:00 noon to 4:00 PM.

The Responsive Education Premier High School campuses are quite unique in that the students are self-paced and have a flexible school schedule. As such, there was not the typical peaking characteristics of vehicles lined up to pick up the students. Two vehicles were observed as the highest number of “queued” vehicles during the observations. This occurred at 11:56 AM as provided below.



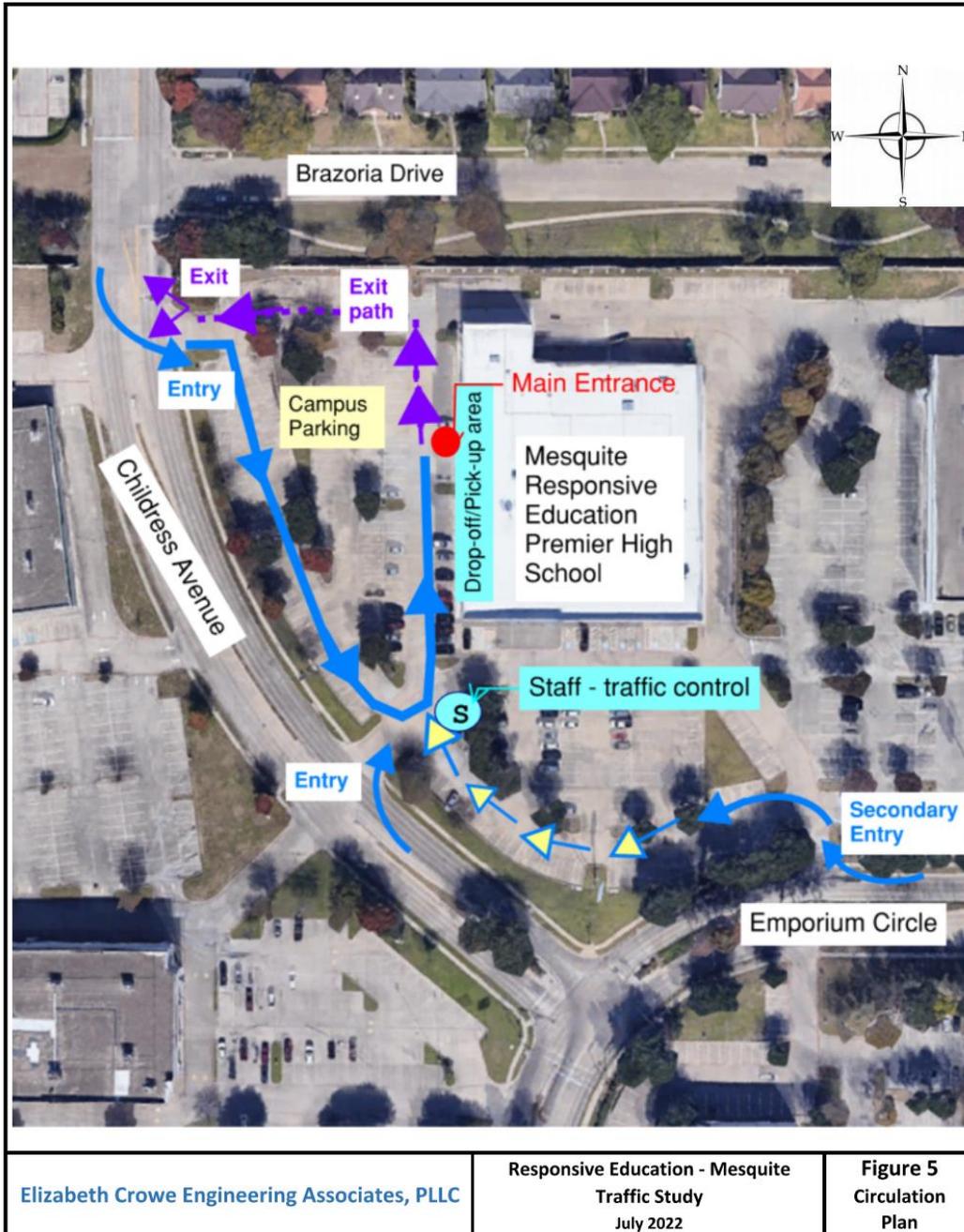
### Traffic Management Plan

This campus site is fully built with three points of access. The proposed Traffic Management Plan (TMP) for the Responsive Education Mesquite campus is provided graphically in **Figure 5**. Parking locations for visitors and students are also depicted.

Primary entry for drop-off and pick up of the students is shown from the southern driveway at Childress Avenue. The blue path illustrates the circulation path to the student drop off and pick up area. After either dropping off or picking up the student(s), the exit path is indicated with circulation back to Childress Avenue to the northern driveway. Motorists will depart the campus with either a left or a right turn from the school driveway.

The longer circulation path is shown to note that provision of storing queued vehicles on campus can be accommodated if a queue of any significance forms during drop-off or pick-up operations.

ATTACHMENT 9 – TIA



Responsive Education staff will assist in directing on-site traffic flow and traffic management. The staff should monitor observance of vehicle circulation and queuing conditions and if necessary, be prepared to remedy any extraordinary queuing conditions or traffic conflict areas. Direction of the alternate circulation path illustrated in yellow could be one methodology to address such conditions.

Students and parents and/or guardians of the Responsive Education students should follow the protocols presented in the Traffic Management Plan for the safety of the students, the staff, and the traveling public. Reminder tips for a more efficient and safer car line experience follow.

- Follow the directions of Administration and Staff.
- Prohibit drivers from handheld cell phone use on campus.

### **Summary**

The Mesquite Responsive Education Premier High School is estimated to have far less trips generated to and from the campus than the previous retail land use. Estimated peak campus vehicular activity during the noon time was calculated based on City of Mesquite staff direction. A total of 157 entering and exiting trips resulted from application of ITE Land Use #538 – Charter School K – 12.

The existing site has ample campus access, traffic circulation opportunities and parking to sufficiently serve the high school.



**CITY OF MESQUITE**  
**PLANNING AND ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING REVISED**

**RECEIVED**

**SEP 08 2022**

**PLANNING AND ZONING**

**LOCATION:** 3733 and 3766 Emporium Circle  
 (See attached map for reference)  
**FILE NUMBER:** Z0822-0251  
**APPLICANT:** Mark Cohen, on behalf of Responsive Education of Texas  
**REQUEST:** From: Commercial within the TERRA Overlay District  
 To: Commercial within the TERRA Overlay District with a Conditional Use Permit

The requested Conditional Use Permit would allow a charter high school (Premier High School) to occupy part of the existing building located at 3733 Emporium Circle.

A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://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**  
 Hagan Hill

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 12, 2022**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **October 3, 2022**, in the City Council Chambers 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](mailto: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 **September 8<sup>th</sup>** to be included in the Planning and Zoning Commission packet and by **September 16<sup>th</sup>** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to 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: Z0822-0251**  
 I am in favor of this request   
 I am opposed to this request

Name:(required) Garrett Stanley Rayor Sr  
 Address of 1929 Brakemore Dr  
 Noticed Property: Mesquite TX 75150  
 Owner Signature: Stanley P. Rayor Sr Date: 09/04/22

Reasons (optional): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING REVISED

RECEIVED  
SEP 13 2022  
PLANNING AND ZONING

LOCATION: 3733 and 3766 Emporium Circle  
(See attached map for reference)  
FILE NUMBER: Z0822-0251  
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(Complete and return)

Zoning Case: Z0822-0251  
I am in favor of this request   
I am opposed to this request

Do not write on the reverse side of this form.  
Name (required): Mohammad Nazam Rana  
Address of Noticed Property: 3735 W. Emporium Cir, Mesquite, TX 75133  
Owner Signature: [Signature] Date: 09/06/2022

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Garrett Langford**

---

**From:** Lexie Woodward  
**Sent:** Thursday, September 8, 2022 1:30 PM  
**To:** Kim Buttram  
**Cc:** Garrett Langford  
**Subject:** FW: [EXTERNAL] Zoning application

FYI.

Lexie Woodward  
Manager Of Economic Development | City Administration  
(972) 216-6446 | lwoodward@cityofmesquite.com

**RECEIVED**  
**SEP - 8 2022**  
**PLANNING AND ZONING**

**From:** Rick Coe <rcoe@frpltd.com>  
**Sent:** Thursday, September 8, 2022 9:21 AM  
**To:** Lexie Woodward <lwoodward@cityofmesquite.com>; Tom Palmer <tepalmer09@gmail.com>  
**Subject:** RE: [EXTERNAL] Zoning application

I don't have a problem with it. The building used to house Carrington College so not really a change in use. A review of the Responsive Education website seems to reflect a robust organization that supports dozens of tuition free charter schools.

**Rick Coe**  
President



**Fidelis DFW Retail**

8140 Walnut Hill Lane | Suite 400 | Dallas, TX 75231  
D 469-289-4301 | C 214-505-1007

[rcoe@frpltd.com](mailto:rcoe@frpltd.com) | [www.frpltd.com](http://www.frpltd.com)

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**From:** Lexie Woodward <[lwoodward@cityofmesquite.com](mailto:lwoodward@cityofmesquite.com)>  
**Sent:** Thursday, September 8, 2022 9:09 AM  
**To:** Rick Coe <[rcoe@frpltd.com](mailto:rcoe@frpltd.com)>; Tom Palmer <[tepalmer09@gmail.com](mailto:tepalmer09@gmail.com)>  
**Subject:** [EXTERNAL] Zoning application

Good Morning,

Do you have any thoughts / an opinion on the below zoning application?

ATTACHMENT 10 – RETURNED NOTICE

**Garrett Langford**

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**From:** Lexie Woodward  
**Sent:** Friday, September 9, 2022 9:29 AM  
**To:** Garrett Langford  
**Cc:** Kim Buttram  
**Subject:** FW: [EXTERNAL] Zoning application

RECEIVED  
SEP - 9 2022  
PLANNING AND ZONING

FYI, here's Tom's response so Emporium is on board with the use.

Lexie Woodward  
Manager Of Economic Development | City Administration  
(972) 216-6446 | lwoodward@cityofmesquite.com

**From:** Tom Palmer <tepalmer09@gmail.com>  
**Sent:** Friday, September 9, 2022 9:24 AM  
**To:** Rick Coe <rcoe@frpltd.com>  
**Cc:** Lexie Woodward <lwoodward@cityofmesquite.com>  
**Subject:** Re: [EXTERNAL] Zoning application

I don't have a problem with this use as it is an educational institution at the site of a previous educational use. Hope city approves the use!

Sent from my iPhone

On Sep 8, 2022, at 4:21 PM, Rick Coe <[rcoe@frpltd.com](mailto:rcoe@frpltd.com)> wrote:

I don't have a problem with it. The building used to house Carrington College so not really a change in use. A review of the Responsive Education website seems to reflect a robust organization that supports dozens of tuition free charter schools.

**Rick Coe**  
President



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