

FILE NO.: 93-5-2017

P&Z HEARING DATE: January 9, 2017
COUNCIL DATE: February 6, 2017

GENERAL INFORMATION

APPLICANT: Kyle Flaming

REQUESTED ACTION: A Zoning Change from R-1, Single-family Residential to GR, General Retail.

LOCATION: 100 W. Bruton Lane

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The 2.32-acre parcel contains vacant land.

SURROUNDING LAND USE AND ZONING (see attached map): The subject property is located within a group of parcels zoned R-1, Single Family Residential, to the southeast of the intersection of S. Belt Line Road and W. Bruton Lane. This land is largely vacant, except for one single family home east of the subject property. Land directly to the west across S. Belt Line Road is vacant and zoned R-1. To the northwest is land zoned GR, General Retail that contains an auto supply store. To the north across W. Bruton Lane there exists a grocery store on land zoned GR.

ZONING HISTORY: 1959: Annexed and zoned Residential

PLATTING: The property is currently unplatted. A plat will be required with development.

GENERAL: The applicant is requesting a Zoning Change to accommodate future development of an auto supply store; however, the requested Zoning Change would allow the property to be used for any uses allowed by right in the General Retail zoning districts. (See *Mesquite Zoning Ordinance* Section 3-203: "Schedule of Permitted Uses," attached.)

STAFF COMMENTS

Mesquite Comprehensive Plan

The subject property is located within a Neighborhood Community Area as designated in the *Mesquite Comprehensive Plan*. The Plan states the following regarding Neighborhoods:

The areas are intended primarily for housing, but may accommodate elementary schools and parks in internal locations... Other nonresidential uses which might be permitted, such as churches and neighborhood retail, should be located on the periphery of the neighborhood along an arterial street.

Additionally, the subject property is directly adjacent to the Business Community Area at the intersection of S. Belt Line Road and Cartwright Road. The Comprehensive Plan describes business areas as follows:

In addition to retail, personal service and office uses, the general business areas accommodate light commercial-type uses including business, commercial and automotive services and trade contractors where no outdoor storage is involved.

Zoning Ordinance Sec. 3-101: Nonresidential Districts Established and Purpose

The *Mesquite Zoning Ordinance* describes the purpose of the General Retail designation:

The GR district is established to accommodate the sale of convenience goods and personal services primarily for persons residing in surrounding neighborhoods.

Analysis

Given the subject property's position at the edge of a residential area and adjacent to a community business hub, a Zoning Change to General Retail is consistent with the *Mesquite Comprehensive Plan's* vision. The existence of various parcels zoned General Retail to the north and west further supports this request. Most nearby residential lots are large and heavily wooded, though additional screening will be required with development of the site. If the Zoning Change is approved, the property will be subject to all development standards including floodplain requirements and setback requirements applying to General Retail districts.

RECOMMENDATIONS

Staff recommends approval of a Zoning Change from R-1, Single-family Residential to GR, General Retail.


Aerial Map: Zoning Case 93-5-2017

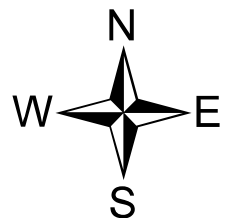
Attachment 3:
Aerial Map



Request: Zoning Change
R-1 to General Retail
Applicant: Kyle Flaming
Location: 100 W. Bruton Lane

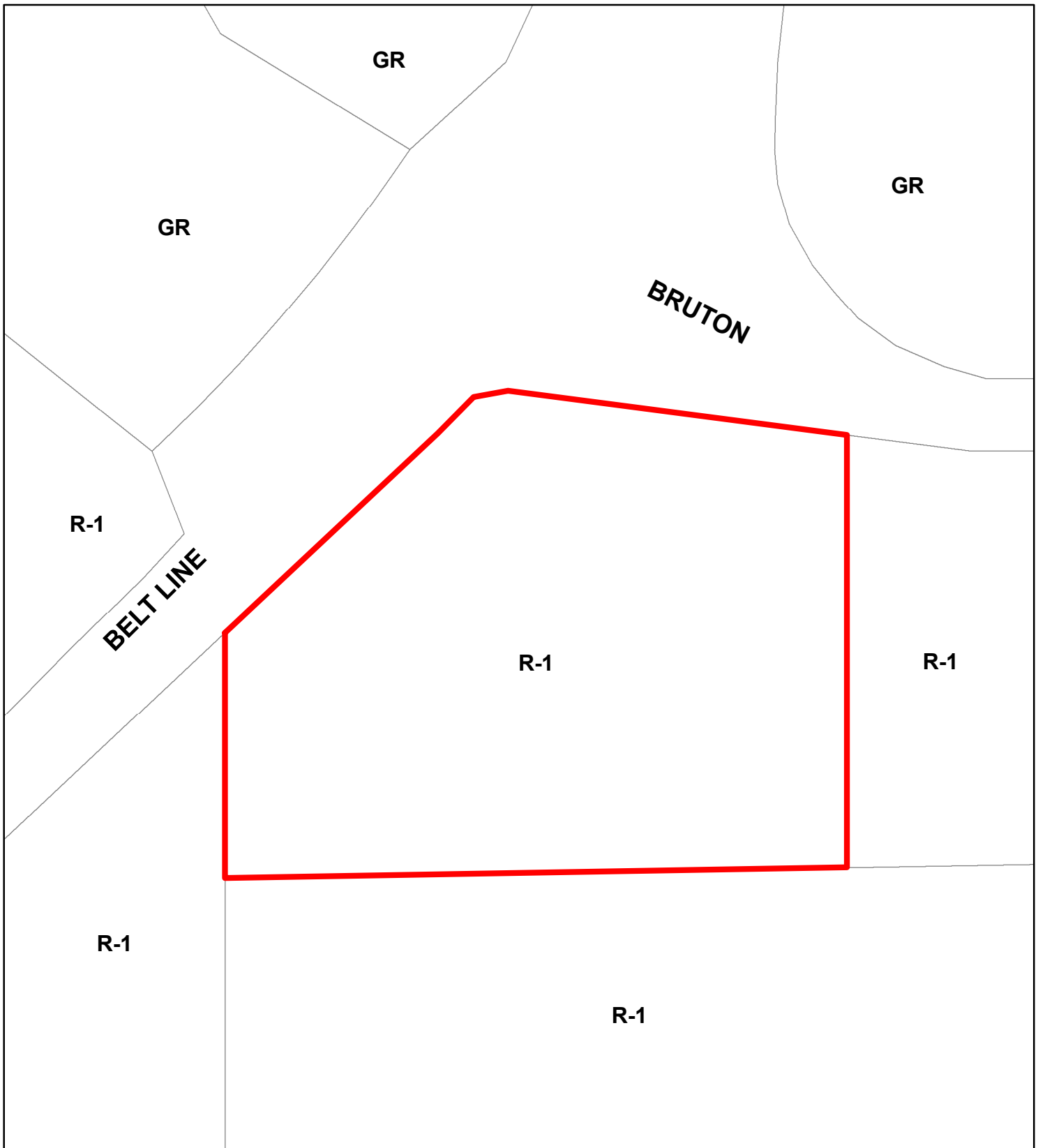
Legend

 Subject Property




Zoning Map: Zoning Case 93-5-2017

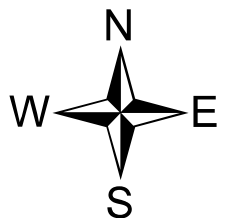
Attachment 4:
Zoning Map



Request: Zoning Change
R-1 to General Retail
Applicant: Kyle Flaming
Location: 100 W. Bruton Lane

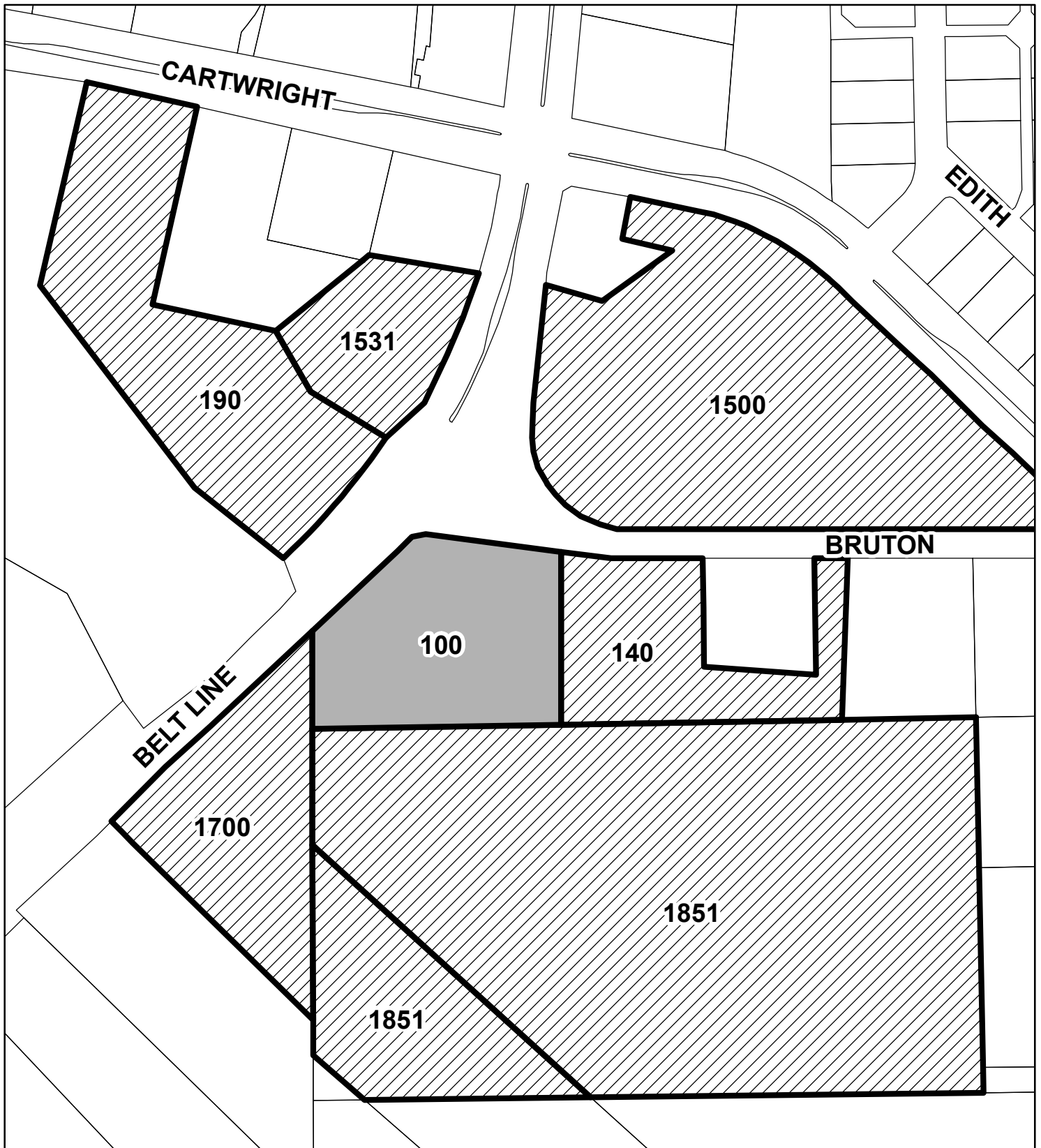
Legend

 Subject Property



Notification Map: Zoning Case 93-5-2017

Attach. 5:
Notice Map



Request: Zoning Change
R-1 to General Retail
Applicant: Kyle Flaming
Location: 100 W. Bruton Lane

Legend

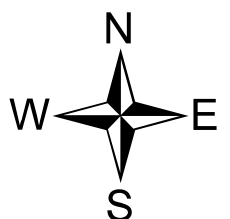
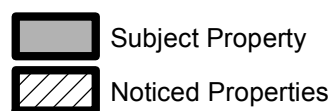




Image 1: View of subject property from north



Image 2: View of subject property and access drive from west, showing single family residence to the east



Image 3: O'Reilly Auto Parts to the northwest of subject property



Image 4: Albertson's grocery store to the northeast of subject property



Image 5: Vacant lot west of subject property across S. Belt Line Road

3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
A. AGRICULTURE, FORESTRY, FISHING													
01	CROP PRODUCTION	P	P	P			P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S			S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
07	AGRICULTURAL SERVICE (Except)											28	See Table 2-203
074 and 075	Veterinary Services/ Animal Hospital/Other Animal Services (Ord. 2723/2-4-91; Ord. 3848/1-2-07)		C	P			P	P		P	P	3	Prohibits outdoor kennels; Requires building to be at least 100 feet from any property line in a residential district. See City Code for kennel requirements.
a.	Indoor Services to Household Pets, except where grooming is the primary use (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		P	P			P	P		P	P	3	Prohibits keeping animals overnight.
b.	Grooming - Household Pets		P	P			P	P		P	P	3	Prohibits keeping animals overnight.
c.	Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)									C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least
d.	Services to Livestock (including horses)									C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services										P	28	
078	Landscape/Horticulture Services (except)			P*			P*	P*		P*	P*	4	
0781	Landscape Counseling and Planning	P	P	P			P	P		P	P	3	
08	FORESTRY											28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING											28	See Table 2-203.
B. MINING, EXTRACTION													
10-14	ALL MINING, EXTRACTION									C	C	8	Requires compliance with 1-500.
C. CONSTRUCTION													
15	BUILDING CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage
16	HEAVY CONSTRUCTION CONTRACTORS									P*	P*	4	
17	SPECIAL TRADE CONTRACTORS			P*			P*	P*		P*	P*	4	
171	Plumbing, Heating, Air Conditioning												

P = Permitted Use (3-201A)

P = Italicized P (P) Use Permitted Only in Conjunction with Gasoline Sales (3-504)

C = Conditional Use (3-201B)

S = Special Exception (3-201C)

NEC = Not Elsewhere Classified

* Refer to 4-800 – TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

¹ Refer to applicable form-based code

3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
172	Painting, Paper Hanging, Decorating			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage
173	Electrical			P*			P*	P*		P*	P*	4	
174	Masonry, Tile Setting, Plastering			P*			P*	P*		P*	P*	4	
175	Carpentering, Flooring (Interior)			P*			P*	P*		P*	P*	4	
176	Roofing, Sheet Metal Work									P*	P*	4	
177	Concrete Work									P*	P*	4	
178	Water Well Drilling									P*	P*	4	
179	Miscellaneous Special Trade Contractors									P*	P*	4	
1791	Structural Steel Erection												
1793	Glass, Glazing Work						P*	P*		P*	P*	4	
1794	Excavation, Foundation Work									P*	P*	4	
1795	Wrecking, Demolition Work									P*	P*	4	
1796	Installation of Equipment, NEC									P*	P*	4	
1799	Special Trade Contractors, NEC (Ord. 2816/6-1-92)									P*	P*	4	
D. MANUFACTURING													
20	FOOD, KINDRED PRODUCTS									C*	P*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
201	Meat Products									C*	P*	5	
202	Dairy Products									C*	P*	5	
203	Canned, Preserved Fruits & Vegetables									C*	P*	5	
204	Grain Mill Products										P*	5	
205	Bakery Products									C*	P*	5	
206	Sugar, Confectionery Products										P*	5	
207	Fats, Oils										C*	5	
208	Beverages (except)										P*	5	
2083	Malt										C*	5	
2085	Distilled, Rectified, Blended Liquors										C*	5	
209	Miscellaneous Food Preparation & Products									C*	C*	5	
21	TOBACCO PRODUCTS										C*	5	
22	TEXTILE MILL PRODUCTS										C*	5	
23	APPAREL, OTHER FABRIC PRODUCTS									P*	P*	5	
24	LUMBER, WOOD PRODUCTS EXCEPT FURNITURE										C*	5	
25	FURNITURE, FIXTURES									C*	P*	5	
26	PAPER & ALLIED PRODUCTS										P*	5	
27	PRINTING, PUBLISHING & ALLIED INDUSTRIES			C*			C*	P*		P*	P*	5	
28	CHEMICALS, ALLIED PRODUCTS										C*	5	
281	Industrial Inorganic Chemicals										C*	5	
282	Plastics, Synthetic, Fibers										C*	5	
283	Drugs										C*	5	
284	Detergents, Cosmetics, Toilet Preparations										C*	5	
285	Paints, Lacquers, Allied Products										C*	5	
286	Industrial Organic Chemicals										C*	5	

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287	Agricultural Chemicals										C*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
289	Miscellaneous Chemical Products										C*	5	
29	PETROLEUM REFINING, RELATED INDUSTRIES										C*	5	
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS										C*	5	
31	LEATHER, LEATHER PRODUCTS (except)										P*	5	
311	Leather Tanning, Finishing										C*	5	
32	STONE, CLAY, CONCRETE (except)										C*	5	
a.	Concrete Batch Plants										C*	5	
33	PRIMARY METAL INDUSTRIES										C*	5	
34	FABRICATED METAL PRODUCTS (except)										P*	5	
348	Ordinance, Accessories										C*	5	
35	INDUSTRIAL, COMMERCIAL MACHINERY (except)										P*	5	
357	Computer, Office Equipment									C*	P*	5	
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER									C*	P*	5	
37	TRANSPORTATION EQUIPMENT										P*	5	
38	INSTRUMENTS												
381	Detection, Guidance Instruments									C*	P*	5	
382	Measuring, Controlling Instruments									C*	P*	5	
384	Medical & Dental Instruments									C*	P*	5	
385	Ophthalmic Goods			C*			C*	C*		C*	P*	5	
386	Photographic Equipment, Supplies			C*			C*	C*		C*	P*	5	
387	Watches, Clocks			C*			C*	C*		C*	P*	5	
39	MISCELLANEOUS MANUFACTURING												
391	Jewelry, Plated Ware			C*			C*	C*		C*	P*	5	
393	Musical Instruments			C*			C*	C*		C*	P*	5	
394	Toys, Sporting Goods			C*			C*	C*		C*	P*	5	
395	Pencils, Artist's Materials			C*			C*	C*		C*	P*	5	
396	Costume Jewelry, Notions			C*			C*	C*		C*	P*	5	
399	Miscellaneous Manufacturing Industries									C*	P*	5	
3991	Brooms, Brushes												
3993	Signs, Advertising Displays									C*	P*	5	
3995	Burial Caskets									C*	P*	5	
3996	Linoleum, Hard Surface Flooring, NEC									C*	P*	5	
3999	Manufacturing Industries, NEC (except)									C*	P*	5	
a.	Flammable, Explosive Products										C*	5	

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
E. TRANSPORTATION, UTILITIES													
40	RAILROAD TRANSPORTATION (except)	S	S	S			S	S		S	S	28	
a.	Railroad Passenger Terminal	S	S	S		P	S	P		P	P	26	
41	LOCAL TRANSIT, HIGHWAY TRANSPORTATION (except)	S	S	S		C	S	S		S	S	28	
a.	Transit or Bus Terminal (Ord. 3220/5-5-98)	C	C	C		C	C	C		C	C	26	
b.	Bus Stop/Shelter	P	P	P		P	P	P	P	P	P	28	
42	MOTOR FREIGHT TRANSPORTATION, WAREHOUSING (except) (Ord. 3220/5-5-98)									C*	P*	5	See Special Conditions on previous page.
a.	Miniwarehousing, Self-storage							C*		C*	C*		Requires compliance with 3-502 (Ord. 2816/6-1-92; 4269/7-1-13).
43	U.S. POSTAL SERVICE	P	P	P		P	P	P		P	P	28	
44	WATER TRANSPORTATION									C	C	28	
45	AIR TRANSPORTATION (except)									C	C	28	Requires compliance with FAA regulations.
a.	Helicopter Landing Pad	C	C	C		C	C	C		C	C	28	
46	PIPELINES	S	S	S			S	S	S	S	S	28	Include natural gas transmission pipelines.
47	TRANSPORTATION SERVICES (except)										P	28	
472	Arrangement of Passenger Transportation (Travel Agents, Ticket Offices)	P	P	P		C	P	P		P	P	1	
48	COMMUNICATIONS (except)					C				P	P	28	
a.	Utility Facilities	P	P	P		P	P	P	P	P	P	28	
b.	Business Office	P	P	P		C	P	P		P	P	3	
c.	Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)												Requires compliance with 1-700.
49	ELECTRIC, GAS, SANITARY SEWER (except)									P	P	28	
a.	Generating, Manufacturing, Treatment Plants										C	28	
b.	Sanitary Landfill										C	28	
c.	Utility Facilities	P	P	P		C	P	P	P	P	P	28	
d.	Business Office	P	P	P		C	P	P		P	P	3	
497	Irrigation Systems			P			P	P		P	P	28	
F. WHOLESALE TRADE													
50	WHOLESALE TRADE - DURABLE GOODS												Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district;
501	Motor Vehicles, Auto Parts (Ord. 3220/5-5-98)									C*	P*	5	Requires any loading or outdoor storage areas (continued next page)
	5015 Motor Vehicle Parts, Used									C*	C*	5	
502	Furniture, Home Furnishings									C*	P*	5	

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503	Lumber, Other Construction Materials									C*	P*	5	where loading/ unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
504	Professional, Commercial Equipment									C*	P*	5	
505	Metals, Minerals, except Petroleum									C*	P*	5	
506	Electrical Goods									C*	P*	5	
507	Hardware, Plumbing, Heating Equipment									C*	P*	5	
508	Machinery, Equipment									C*	P*	5	
509	Miscellaneous Durable Goods									C*	P*	5	
5091	Sporting, Recreation Goods									C*	P*	5	
5092	Toys, Hobby Goods									C*	P*	5	
5093	Scrap, Waste Material (except)									C*	P*	5	
5094	Jewelry, Watches, Precious Stones									C*	P*	5	
5099	Durable Goods, NEC									C*	P*	5	
51	WHOLESALE TRADE - NONDURABLE GOODS												
511	Paper, Paper Products									C*	P*	5	
512	Drugs, Drug Proprietaries, Sundries									C*	P*	5	
513	Apparel, Piece Goods, Notions									C*	P*	5	
514	Groceries, Related Products									C*	P*	5	
515	Farm Product Raw Materials									C*	P*	5	
516	Chemicals, Allied Products									C*	P*	5	
517	Petroleum, Petroleum Products									C*	P*	5	
518	Beer, Wine, Distilled Alcoholic Beverages									C*	P*	5	
519	Miscellaneous Nondurable Goods												
5191	Farm Supplies									C*	P*	5	
5192	Books, Periodicals, Newspapers									C*	P*	5	
5193	Flowers, Nursery Stock, Florist Supplies									C*	P*	5	
5194	Tobacco, Tobacco Products										P*	5	
5198	Paint, Varnishes and Supplies										P*	5	
5199	Nondurable Goods, NEC									C*	P*	5	
G. RETAIL TRADE													
52	BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY			P			P	P		P	P	1	Requires compliance with 3-600 for outdoor storage.
521	Lumber, Other Building Materials												
523	Paint, Glass, Wallpaper Stores		P	P			P	P		P	P	1	
525	Hardware Stores		P	P			P	P		P	P	1	
526	Retail Nurseries, Garden Supply			P			P	P		P	P	1	Requires compliance with 3-600.
527	Mobile Home Dealers									C*	C*	8	Requires compliance with 3-600.
53	GENERAL MERCHANDISE STORES												
531	Department Stores		P	P			P	P		P	P	1	
533	Variety Stores		P	P			P	P		P	P	1	
539	Miscellaneous General Merchandise Stores		P	P			P	P		P	P	1	
54	FOOD STORES												
541	Grocerv Stores		P	P			P	P		P	P	1	

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542	Meat, Fish Markets		P	P			P	P		P	P	1	
543	Fruit, Vegetable Markets		P	P			P	P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P			P	P		P	P	1	
545	Dairy Products Stores		P	P			P	P		P	P	1	
546	Retail Bakeries		P	P			P	P		P	P	1	
549	Miscellaneous Food Stores (except)		P	P			P	P		P	P	1	
a.	Convenience Stores		P	P			P	P	P	P	P	1	Permit in SS district only in conjunction with self-service gasoline sales.
b.	Outdoor Farmers Market							C*		C*	C*	7	Requires compliance with 3-600.
c.	Beverage Barns												Not permitted in any zoning district
55	AUTOMOBILE DEALERS, SERVICE STATIONS			C*				C*		C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use Permit if all sales, display, and storage is within an enclosed building.
551	Motor Vehicle Dealers (New & Used)												
552	Motor Vehicle Dealers (Used Only)							C*		C*	C*	8	
553	Auto & Home Supply Stores		P	P			P	P		P	P	1	
554	Gasoline Service Stations (except)								P			20	Requires compliance with 3-504.
a.	Limited Gasoline Sales		P	P			P	P	P	P	P	1	
b.	Truck Stop/Heavy Load Vehicle Facility								C*			28	
555	Boat Dealers									C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use Permit if all sales, display, and storage is within an enclosed building.
556	Recreational Vehicles, Utility Trailers									C*	C*	8	
557	Motorcycle Dealers									C*	C*	8	
559	Automotive Dealers, NEC									C	C	8	
56	APPAREL, ACCESSORY STORES		P	P			P	P		P	P	1	
57	FURNITURE, HOME FURNISHINGS												
571	Furniture, Furnishings, except Appliances		P	P			P	P		P	P	2	
5712	Furniture Stores												
5713	Floor Covering Stores		P	P			P	P		P	P	1	
5714	Drapery, Upholstery Stores		P	P			P	P		P	P	1	
5719	Miscellaneous Home Furnishings		P	P			P	P		P	P	1	
572	Household Appliance Stores		P	P			P	P		P	P	2	
573	Radio, TV, Electronics, Music Stores		P	P			P	P		P	P	1	
58	EATING, DRINKING PLACES												
5812	Eating Places (except)		P	P			P	P	P	P	P	17	(SS district: Ord. 4201; 2-6-2012)
a.	Drive-in Restaurants									P	P	17	
b.	Restaurant holding a Food & Beverage Certificate with Private Club (Ord. 3922/12-17-07)			C				C		C	C	18	Permits private club operated by fraternal or veterans organizations certified under Alcoholic Beverage Code without a Conditional Use Permit in districts designated; See SIC 864.
5813	Drinking Place with Private Club (except)												
a.	Private Club in conjunction with full-service hotel (Ord. 3922 / 12-17-07)			C ⁺						C ⁺			Restricted to the H-PC, MARE and MP-SC overlay districts. (+) indicates permitted-by-right in MARE and MP-SC; See 4-600, 4-700 and 4-900.

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3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
59 MISCELLANEOUS RETAIL													
591	Drug, Proprietary Stores		P	P			P	P		P	P	1	
592	Liquor Stores												Prohibit in all districts (Dry Area).
593	Used Merchandise Stores/Antique Stores (except) (Ord. 3100)		C*	C*			C*	P*		C*	C*	1	See 3-202E.
a.	Pawnshops (Ord. 2831/9-21-92; Ord. 2799/3-16-92)										P*	1	Permits only establishments licensed under the Texas Pawnshop Act.
594	Miscellaneous Shopping Goods Stores		P	P			P	P		P	P	1	
5941	Sporting Goods (including firearms) Bicycle Shops												
5942	Book Stores		P	P			P	P		P	P	1	
5943	Stationery Stores		P	P			P	P		P	P	1	
5944	Jewelry Stores		P	P			P	P		P	P	1	
5945	Hobby, Toy, Game Shops		P	P			P	P		P	P	1	
5946	Camera, Photo Supply Shops		P	P			P	P		P	P	1	
5947	Gift, Novelty, Souvenir Shops		P	P			P	P		P	P	1	
5948	Luggage, Leather Goods Stores		P	P			P	P		P	P	1	
5949	Sewing, Needlework, Piece Goods Stores		P	P			P	P		P	P	1	
596	Non-Store Retailers												
5961	Catalog, Mail Order Houses			P			P	P		P	P	4	
5962	Automatic Machine Operators			P			P	P		P	P	4	
5963	Direct Selling Establishments			P			P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
598	Fuel, Ice Dealers												
5983	Fuel, Oil Dealers										C	1	
5984	Liquified Petroleum Gas										C	1	
5989	Fuel Dealers, NEC												
599	Retail Stores, NEC												
5992	Florists		P	P			P	P		P	P	1	
5993	Tobacco Stores		P	P			P	P		P	P	1	
5994	News Dealers/Newsstands		P	P			P	P		P	P	1	
5995	Optical Goods Stores		P	P			P	P		P	P	1	
5999	Miscellaneous Retail, NEC (except)		P	P			P	P		P	P	1	
a.	Auction Rooms			P*			P*	P*		P*	P*	11	
b.	Fireworks												Prohibit in all districts; Not allowed in City.
c.	Gravestones, Monuments									C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 3281.
d.	Pet Shops (Ord. 3848/1-2-07)		P	P			P	P		P	P	1	Permits only boarding of animals for sale unless classified as 0752.
e.	Sales Barns, Flea Markets							C*		C*	C*	1	Prohibits outdoor activity unless specifically approved on the

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													Conditional Use permit.
	f. Swimming Pool, Spa Sales									C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building.
H. FINANCE, INSURANCE, REAL ESTATE													
60	DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)	P	P	P			P	P		P	P	3	
	a. Alternative financial establishments		C	C						C	C	1	Requires compliance with 3-505
61	NONDEPOSITORY INSTITUTIONS	P	P	P			P	P		P	P	3	
	a. Alternative financial establishments		C	C						C	C	1	Requires compliance with 3-505
62	SECURITY, COMMODITY SERVICES	P	P	P			P	P		P	P	3	
63	INSURANCE CARRIERS	P	P	P			P	P		P	P	3	
64	INSURANCE AGENTS, BROKERS	P	P	P			P	P		P	P	3	
65	REAL ESTATE (except)	P	P	P			P	P		P	P	3	
	6553 Cemetery Development/Operation	C	C	C		C	C	C		C	C	28	
67	HOLDING & OTHER INVESTMENT COMPANIES	P	P	P			P	P		P	P	3	
I. SERVICES													
70	HOTELS, CAMPS, OTHER LODGING PLACES			P			P	P		P	C	27	General service hotel/motel requires a minimum of 150 guest rooms and shall meet the design standards of Sec. 3-506.
701	Hotels, Motels												
	a. General Service Hotel/Motel (Ord. 3137/2-3-97; Ord. 3963/6-16-08)												
	b. Limited Service Hotel/Motel (Ord. 3137/2-3-97)			C			C	C		C	C	27	Limited service hotel/motel includes any facility which does not meet the design conditions specified under "general services" hotel/motel.
702	Rooming, Boarding Houses											27	See Table 2-203.
703	Camps, Trailing Parks									C	C	28	
704	Hotel, Lodging (Membership)											27	See Table 2-203.
72	PERSONAL SERVICES									P*	P*	1	(Conditional Use Permit required in TERRA only, for facilities larger than 3,500 square ft.)
721	Laundry, Cleaning, Garment Svcs												
	7211 Power Laundries, Family &												
	7212 Garment Pressing & Laundry Agents									P	P	1	
	7213 Linen Supply									P	P	4	
	7215 Coin Operated Laundries/Dry Cleaning		P	P			P	P		P	P	1	
	7216 Dry Cleaning Plants, except Rug Cleaning									P	P	4	

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7217	Carpet, Upholstery Cleaning									P	P	4	
7218	Industrial Launderers									P	P	4	
7219	Laundry, Garment Services, NEC		P	P			P	P		P	P	1	Include laundry pick-up stations.
722	Photographic, Portrait Studios	C	P	P			P	P		P	P	3	
724	Barber Shops		P	P			P	P		P	P	1	
723	Beauty Shops		P	P			P	P		P	P	1	
725	Shoe Shine & Repair, Hat Cleaning Shop		P	P			P	P		P	P	1	
726	Funeral Service, Crematories (except)	P	P	P			P	P		P	P	16	
a.	Crematories									C	C	28	
729	Miscellaneous Personal Services												
7291	Tax Preparation Services	P	P	P			P	P		P	P	3	
7299	Miscellaneous Personal Services NEC (except)		P	P			P	P		P	P	1	
a.	Massage Parlors, Turkish & Steam Baths									C	C	1	See City Code for additional requirements; Requires licensing.
b.	Body Art/Decoration (Ord. 3309/7-19-99)		C	C			C	C		C	C	1	See definitions. Requires use to be located a minimum of 1,000 feet from the nearest property line of the following uses: any residential district; any lot currently in residential use; any public or provide school or day care center; any library; any park, playground, or other recreation facility, whether commercial, public or non-profit; any church, temple or other place of worship; any City owned property; and any other body/art decoration use. Requires State license.
73	BUSINESS SERVICES												
731	Advertising												
7311	Advertising Agencies	P	P	P			P	P		P	P	3	
7312	Outdoor Advertising Services							P		P	P	4	
7313	Media Advertising Representatives	P	P	P			P	P		P	P	3	
7319	Advertising, NEC			P			P	P		P	P	4	
732	Credit Reporting, Collection	P	P	P			P	P		P	P	3	
733	Reproduction, Stenographic Services												
7331	Direct Mail Advertising Services	P	P	P			P	P		P	P	3	
7334	Photocopying, Duplicating Services		P	P			P	P		P	P	1	
7335	Commercial Photography			P			P	P		P	P	3	
7336	Commercial Art, Graphics Design			P			P	P		P	P	3	
7338	Secretarial, Court Reporting Services	P	P	P			P	P		P	P	3	
734	Services to Buildings												
7342	Disinfecting, Exterminating			P*			P*	P*		P*	P*	4	
7349	Building Maintenance Services, NEC			P*			P*	P*		P*	P*	4	
735	Miscellaneous Equipment Rental,												

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Leasing 7352 Medical Equipment Rental				P			P	P		P	P	4	
7353 Heavy Construction Equipment Rental										C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
7359 Equipment Rental, NEC a. Household Equipment Only			P	P			P	P		P	P	1	See definition of household equipment
b. Equipment, other than household										C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736 Personnel Supply Services		P	P	P			P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I district only.
737 Computer, Data Processing Services (except)		P	P	P			P	P		P	P	3	
a. Computer Equipment Repair			P	P			P	P		P	P	4	
b. Computer Sales/Rental			P	P			P	P		P	P	1	
738 Miscellaneous Business Services													
7381 Detective, Guard, Armored Car Services				P			P	P		P	P	4	
7382 Security Systems Services				P			P	P		P	P	4	
7383 News Syndicates				P			P	P		P	P	4	
7384 Photofinishing Laboratories				P			P	P		P	P	4	
7389 Business Services NEC (except)				C			P	P		P	P	4	
a. Trading Stamp Services			P	P			P	P		P	P	1	
b. Post Office Contract Station		P	P	P		C	P	P		P	P	1	
c. Bail Bond Services (licensed under Texas Occupations Code) (Ord. 4035, 2-16-09)				C						P	P		Not permitted within any overlay district. Shall not be located within 200 ft. of another bail bond business. Premises shall be fully visible from a public street. No outdoor pay phones.
75 AUTOMOTIVE REPAIR, SERVICES								C*	C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by 3-400; Permit without Conditional Use Permit if all display and storage is within an enclosed building.
751 Automotive Rental, Leasing													
7513 Truck Rental, Leasing													
7514 Passenger Car Rental			P	P			P	P		P	P	6	Requires parking/storage of rental vehicles to be in addition to spaces required by 3-400.
7515 Passenger Car Leasing			P	P			P	P		P	P	6	
7519 Trailer, RV Rental, Leasing								C*	C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by 3-400; Permit without Conditional Use Permit if all display and storage is within an enclosed building.
752 Automobile Parking (Lots and Structures)			P	P		P	P	P		P	P	28	See definitions; Refers to parking as a principal use.
a. Automobiles, Trucks, and Vans not exceeding 3/4 ton													

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b.	Light Load Vehicles									P	P	28	See definitions; Refers to parking as a principal use.
c.	Heavy Load Vehicles									C*	P*	28	
753	Automobile Repair Shops												
a.	Minor Automobile Repair		P	P			P	P	P	P	P	6	See definitions.
b.	Major Automobile Repair							P*		P*	P*	6	See definitions; Requires enclosed building located at least 50 feet from any residential district; Requires compliance with 3-600.
c.	Collision Services							C*		P*	P*	6	
754	Automotive Services, Except Repair												
7542	Car Washes, including Detail Shops		C	P			P	P	P	P	P	28	Requires location at least 100 feet from any residential district.
7549	Other Automotive Services (except)							P		P	P	6	
a.	Diagnostic, Inspection Services		P	P			P	P	P	P	P	6	
b.	Towing/Wrecker Service									P*	P*	6	Requires compliance with 3-600; Storage of vehicles on site is prohibited in SS district.
76	MISCELLANEOUS REPAIR SERVICES		P	P			P	P		P	P	4	
762	Electrical Repair Shops												
7622	Radio & Television Repair												
7623	Refrigeration, Air Conditioning Repair			P*			P*	P*		P*	P*	4	
7629	Electrical, Electronic Repair, NEC			P			P	P		P	P	4	
763	Watch, Clock, Jewelry Repair		P	P			P	P		P	P	4	
764	Reupholstery, Furniture Repair		C*	P*			P*	P*		P*	P*	4	
769	Miscellaneous Repair Shops												
7692	Welding Shops							P*		P*	P*	4	Requires enclosed building located at least 100 feet from any residential district.
7694	Armature Rewinding Shops							P*		P*	P*	4	
7699	Repair Shops, Services, NEC (except)							P		P	P	4	
a.	Camera Repair		P	P			P	P		P	P	4	
b.	Key Duplicating, Locksmiths		P	P			P	P		P	P	1	
c.	Musical Instrument Repair		P	P			P	P		P	P	4	
d.	Office Equipment, Typewriter Repair		P	P			P	P		P	P	4	
e.	Metalsmiths									P*	P*	4	
f.	Boiler, Tank, Cleaning & Repair									P*	P*	4	
g.	Septic Tank Cleaning									P*	P*	4	
h.	Farm Machinery Repair									C*	P*	4	Requires compliance with 3-600.
i.	Heavy Equipment, Machinery Repair									C*	P*	4	
78	MOTION PICTURES												
781	Motion Picture Production			P			P	P		P	P	28	
782	Motion Picture Distribution			P			P	P		P	P	28	
783	Motion Picture Theaters												
7832	Motion Picture Theaters (except drive-in)		P	P			P	P		P	P	10	

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7833	Drive-in Motion Picture Theaters									C	C	28	
784	Video Tape Rental		P	P			P	P		P	P	1	
79	AMUSEMENT & RECREATION SERVICES												
791	Dance Studios, Schools (except)		P	P			P	P		P	P	1	
a.	Dancehalls, Ballrooms			C				C		C	C	11	Requires buildings to be located at least 500 feet from any residential district.
792	Theatrical Producers, Bands, Entertainers			P		C	P	P		P	P	28	
7922	Theatrical Producers (except)												
a.	Ticket Agencies, Entertainment		P	P			P	P		P	P	3	
7929	Bands, Other Entertainment Groups			P		C	P	P		P	P	28	
793	Bowling Centers			C				C		C	C	19	Requires buildings to be located at least 100 feet from any residential district.
794	Commercial Sports									C	C	10	Prohibits outdoor activities within 500 feet of any residential district; Requires buildings for indoor sports to be located at least 100 feet from any residential district.
799	Miscellaneous Amusement, Recreation Services		P	P		C	P	P		P	P	1	
7991	Physical Fitness Facilities												
7992	Public Golf Course	P	P	P		C	P	P		P	P	14	
7993	Coin-operated Amusement Gameroom (More than 4 Machines)		C	C			C	C		C	C	11	Requires building to be located at least 300 feet from any church, school, or hospital and 100 feet from any residential district; Requires one customer restroom each for male and female; Requires licensing.
7996	Amusement Parks (Outdoor)									C	C	13	Prohibits outdoor activities within 500 feet of any residential district.
7997	Membership Recreation Clubs (except)			C		C		C		C	C	28	
a.	Indoor Sports, Athletic Clubs		P	P		C	P	P		P	P	1	
b.	Country Clubs	C	P	P		C	P	P		P	P	14	
7999	Amusement, Recreation Service, NEC									C	C	13	Prohibits outdoor activities within 200 feet of any residential district.
a.	Outdoor Facilities, Activities (Includes miniature golf, driving ranges, go-cart tracks, skateboard parks, etc.)												
b.	Indoor Facilities, Activities (Includes billiard and bingo parlors, skating rinks, slot car tracks, etc.) (except c-f)			C		C		C		C	C	12	Requires building to be located at least 100 feet from any residential district.
c.	Commercial Art Galleries,	P	P	P		P	P	P		P	P	15	

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	Museums												
d.	Sports Instruction (Indoor)		P	P			P	P		P	P	1	
e.	Ticket Agencies, Sports/Recreation		P	P			P	P		P	P	1	
f.	Escape Rooms		P	P		P	P	P		P	P	12	(Ord. 4419 / 3-21-2016)
80	HEALTH SERVICES												
801	Offices of Doctors of Medicine	P	P	P			P	P		P	P	3	Requires Parking Standard #26 if providing non-emergency outpatient services on a first-come basis with no appointments.
802	Offices of Dentists	P	P	P			P	P		P	P	3	
803	Offices of Doctors of Osteopathy	P	P	P			P	P		P	P	3	
804	Offices of Other Health Practitioners	P	P	P			P	P		P	P	3	
805	Nursing & Personal Care Facilities	P	P	P		P	P	P		P	P	24	
806	Hospitals	C	P	P		P	P	P		P	P	25	
	8062 General Medical, Surgical Hospitals												
	8063 Psychiatric Hospitals	C	P	P		C	P	P		P	P	25	Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
	8069 Specialty Hospitals, except Psychiatric	C	P	P		C	P	P		P	P	25	
807	Medical, Dental Laboratories	P	P	P			P	P		P	P	3	
808	Home Care Services	P	P	P			P	P		P	P	28	
809	Health, Allied Services, NEC												
	8092 Kidney Dialysis Centers	P	P	P			P	P		P	P	3	
	8093 Specialty Outpatient Facilities NEC	P	P	P			P	P		P	P	3	
	8099 Health, Allied Services NEC	P	P	P			P	P		P	P	3	
81	LEGAL SERVICES	P	P	P			P	P		P	P	3	
82	EDUCATIONAL SERVICES												
821	Elementary, Secondary Schools	P	P	P		P	P	P		P	P	21	
822	Universities, Junior Colleges	P	P	P		P	P	P		P	P	22	
823	Libraries	P	P	P		P	P	P		P	P	15	
824	Vocational Schools (except)		P	P		C	P	P		P	P	23	
	a. Truck Driving and Equipment Operating Schools									P	P	23	
829	Schools, Educational Services, NEC		P	P		C	P	P		P	P	23	
83	SOCIAL SERVICES												
832	Individual, Family Social Services	P	P	P		C	P	P		P	P	3	Includes senior citizen centers and day care for the elderly and handicapped.
833	Job Training, Vocational Rehabilitation			P		C	P	P		P	P	3	
835	Child Day Care Services (except)	C	C	P		P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816/6-1-92)
	a. Home Day Care												See 2-203 and Definitions.
836	Residential Care												See 2-203 for Personal Care Home, Community and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223;
	Ord. 4210/4-16-2012												
	a. Personal Care Home												
	b. Community Home (6 or fewer persons)												

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* Refer to 4-800 – TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

¹ Refer to applicable form-based code

3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	c. Group Home (7-15 persons)												See 2-800 for parking requirements
	d. Residential Care Institution (16 or more persons)	C	C	P			P	P		P	P	24	
839	Social Services, NEC			P			P	P		P	P	3	
84	MUSEUMS, ART GALLERIES, ARBORETA, ZOOS												
841	Museums, Art Galleries	P	P	P		P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except)	P	P	P		P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C		P	C	C		C	C	28	
86	MEMBERSHIP ORGANIZATIONS												
861	Business Associations	P	P	P			P	P		P	P	3	
862	Professional Membership Organizations	P	P	P		C	P	P		P	P	3	
863	Labor Organizations	P	P	P			P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except)	P	P	P		P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I districts.
	a. If including commercial amusement and recreation (SIC 79)			C				C		C	C	11	
865	Political Organizations	P	P	P			P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P		P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership Organizations, NEC	P	P	P		C	P	P		P	P	3	
87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES												
871	Engineering, Architectural, Surveying	P	P	P			P	P		P	P	3	
872	Accounting, Auditing, Bookkeeping	P	P	P			P	P		P	P	3	
873	Research, Development, Testing	P	P	P			P	P		P	P	3	
874	Management, Public Relations	P	P	P			P	P		P	P	3	Classify prisons and correctional facilities as 9223.
88	PRIVATE HOUSEHOLDS												See 2-203: Accessory Uses.
89	MISCELLANEOUS SERVICES, NEC	P	P	P			P	P		P	P	3	
J. PUBLIC ADMINISTRATION													
ALL PUBLIC ADMINISTRATION (except)		P	P	P		P	P	P		P	P	28	Permits offices of governmental functions; Classify non-office functions according to the nature of the use and permit in districts allowing similar activities.
9223 Correctional Institutions (except)				C			C	C		C	C	28	Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.
a. Halfway Houses (Maximum 15 persons)		C	C	C		C	C	C		C	C	28	

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3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
K. RESIDENTIAL USES													
	ALL RESIDENTIAL USES						P	P					Permits housing types set out in R-3, D, and A-3 districts, when in compliance with all regulations and standards for housing type as set out in Part 2; Requires PD district for other types of housing.
L. ACCESSORY USES AND STRUCTURES													
1	DETACHED ACCESSORY BUILDINGS (Buildings, canopies, fences, signs, swimming pools, antenna, satellite dishes, flagpoles).	P	P	P		P	P	P	P	P	P		Requires compliance with 3-700.
2	PARKING	P	P	P		P	P	P	P	P	P		All parking areas shall comply with the standards set out in 3-400 and 3-600; Parking on unpaved surfaces shall be prohibited. See City code for regulation of heavy load vehicle parking.
3	OUTDOOR DISPLAY AND STORAGE	*	*	*			*	*	*	*	*		Requires compliance with 3-600.
4	PRODUCTION FOR RETAIL SALE		P	P			P	P		P	P		Requires products produced on premises to be sold for retail primarily on the premises, unless production is permitted use in the district.
5	LIMITED RETAIL	P				P							Permits retail/services uses which are allowed in the GR district to be located in the O district when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496/4-15-02)	P	P	P		P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence.

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3-203 SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

<i>SIC CODE</i>	<i>USE DESCRIPTION</i>	<i>O</i>	GR	<i>LC</i>	<i>THN K20 NGTC 1</i>	<i>CV</i>	<i>MU</i>	<i>CB</i>	<i>SS</i>	<i>C</i>	<i>I</i>	<i>PKNG STND</i>	<i>SPECIAL CONDITIONS</i>
													Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P			P	P	<i>P</i>	P	P		Permits a maximum of 4 machines; Requires licensing; Classify more than 4 machines as primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P		P	P	P	P	P	P		
9	PONDS (Over 1 1/2 feet deep)	S	S	S		P	S	S	S	S	S		
10	DRIVE-THROUGH FACILITIES (Ord. 3019/3-6-95)	P	P	P			P	P	<i>P</i>	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service; For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with 3-402C regarding stacking lanes.

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CITY OF MESQUITE ZONING APPLICATION	Receipt No. <u>041762</u> <u>041763</u>	Date Stamp: DEC 09 2016
	Fee: <u>834.50</u>	
	Case Manager: <u>LS</u>	

REQUESTED ACTION:

93-5 - ~~2016~~ 2017

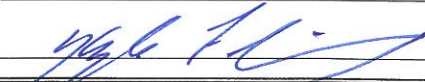
Change District Classification to: <u>GR - General Retail</u>	Conditional Use Permit for: _____	Amend Special Conditions of Ordinance # _____ (Explain Below)
Additional explanation of requested action: _____ Change from SF to GR to accomodate the sale of new auto parts.		

SITE INFORMATION/GENERAL LOCATION:

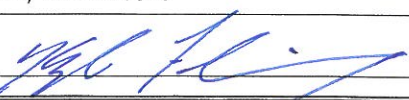
LOCATION/LEGAL DESCRIPTION:

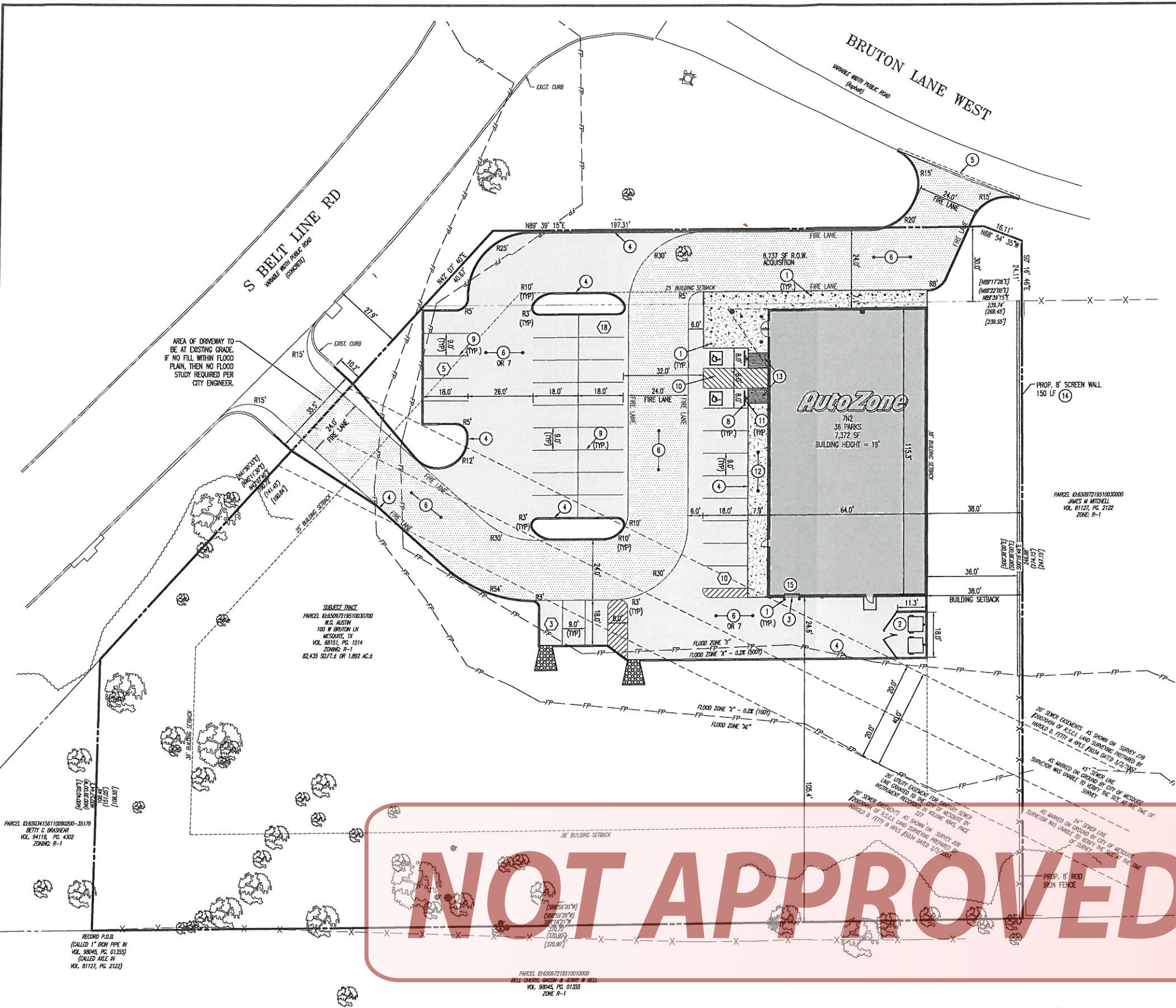
Current Zoning Classification: <u>SF - Single Family</u>	Complete one of the following:
Site Size: <u>2.32 Acres</u> (Acres or Square Feet)	1. Platted Property
Address (if available): <u>100 W. Bruton Lane</u>	Addition: _____
General Location Description: <u>South of the intersection of S. Belt Line Rd. and W. Bruton Ln. in Mesquite, TX</u>	Block: _____ Lot: _____
	2. Unplatted Property:
	Abstract: <u>ABS 972</u> PG. <u>195</u> Tract: <u>TR 3.7</u>

APPLICANT INFORMATION:

Contact: <u>Kyle Flaming, PE</u>	Phone: (<u>972</u>) <u>534</u> - <u>2100</u>
Company: <u>Dynamic Engineering Consultants, PC</u>	Fax: (<u>732</u>) <u>974</u> - <u>3521</u>
Address: <u>1301 Central Expressway South, Suite 210</u> <u>Allen, Texas 75013</u>	E-mail: <u>kflaming@dynamiccec.com</u> (Required)
Signature: <u></u>	Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input type="checkbox"/>

OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:

1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. 2. I hereby designate the person named above as applicant, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application. 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 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) 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 the erecting, maintaining, or removal of said signs or the taking of said photographs.	
Owner: <u>Kyle Flaming, PE on behalf of Dynamic Engineering, an Agent of the Owner</u>	Phone: (<u>972</u>) <u>534</u> - <u>2100</u>
Address: <u>1301 Central Expressway South, Suite 210</u> <u>Allen, Texas 75013</u>	Fax: (<u>732</u>) <u>974</u> - <u>3521</u>
Signature: <u></u>	E-mail: <u>kflaming@dynamiccec.com</u>



KEYNOTES:
BUILDING & PAVING

- 1 PIPE GUARD - SEE DETAILS 16 / C1.A
- 2 DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/ C1.A
- 3 SERVICE DOOR PLAN - SEE DETAIL 15/ C1.A
- 4 CURB & GUTTER @ CONCRETE PAVING - SEE DETAIL 1 / C1.A
- 5 NEW CURB CUT AND APPROACH.
- 6 CONCRETE PAVING - SEE DTL. 4&5/ C1.A. EXPANSION AND CONTROL JOINTS - SEE DTL. 21 & 22/ C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
- 7 ASPHALT PAVING - SEE DTL. 2&3/ C1.A.
- 8 6'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 3'-6" FROM FACE OF CURB OR SIDEWALK SEE DETAIL 17 / C1.A
- 9 4" WIDE PARKING STRIPES PAINTED WHITE (TYP.)
- 10 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C.
- 11 HANDICAP PARKING SIGN - SEE DETAIL 12/ C1.A C.C. TO PROVIDE ONE VAN ACCESSIBLE SIGN.
- 12 CONCRETE SIDEWALK - SEE DETAIL 19 & 20/ C1.A FOR SIDEWALKS AROUND BUILDING
- 13 ACCESSIBLE RAMP - SEE DETAIL 2 & 6 / C1.A - MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:50 (2.00%) TRUNCATED DOME TO BE A CONTRASTING COLOR.
- 14 SCREEN WALL - SEE DETAIL 18/ C1.A FOR MATERIAL AND OVERALL HEIGHT AND FOUNDATION REQUIREMENTS.
- 15 LOADING AREA: SLOPE AT MAX. 2-1/2% AWAY FROM BUILDING.

GENERAL NOTES:

1. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
2. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
3. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
5. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.

QUANTITIES

FIRE LANE: 10,689 SF
PAVEMENT: 14,335 SF
SIDEWALK: 1,771 SF

TOTAL ONSITE IMPERVIOUS AREA: 33,383 SF
TOTAL ONSITE PERVIOUS AREA: 55,788 SF

BUILDING DATA:

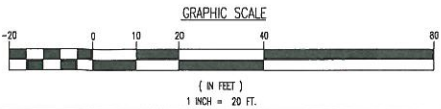
TYPE OF CONSTRUCTION: TYPE V-B
CLASSIFICATION OF OCCUPANCY: M
SPRINKLED: YES
BUILDING AREA: 7,381 SF (GROSS)
6,905 SF (NET)
PERCENTAGE BUILDING LOT COVERAGE: 8.2%
PERCENT OPEN SPACE: 59%

PARKING DATA:

TOTAL PARKING STALLS: 36
TOTAL ADA STALLS: 2



VICINITY MAP



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING (dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS PC LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING 14021 Cedar Valley Road, Suite 210, Houston, TX 77040 • P: 281-459-9900 • F: 281-459-9901 • E: info@dynamic-engineering.com 1301 Central Expressway, Suite 210, Allen, TX 75013 • P: 972-314-2100 • F: 972-314-2101 • E: info@dynamic-engineering.com			
TITLE: SITE PLAN			
PROJECT: AUTOZONE, #6344 MESQUITE JAMES MOORE SURVEY, ABSTRACT NO. 972 100 W BRUTON LANE CITY OF MESQUITE, DALLAS COUNTY, TEXAS		JOB No: 1764-99-002 DATE: 11/17/16 DRAWN BY: BDG DESIGNED BY: KWF CHECKED BY: XXX	SCALE: (H) 1"=20' (V) 1"=20' SHEET No: 1 OF 2
PRELIMINARY PLAN FOR REVIEW ONLY THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF KYLE W. FLAMING, STATE LICENSE NUMBER 113877 ON 07/13/16. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		KYLE W. FLAMING PROFESSIONAL ENGINEER TEXAS LICENSE No. 113877 ARIZONA LICENSE No. 51316 NEWADA LICENSE No. 21815 CALIFORNIA LICENSE No. 76432	
DEC Client Code: 1764		Rev. # 0	

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