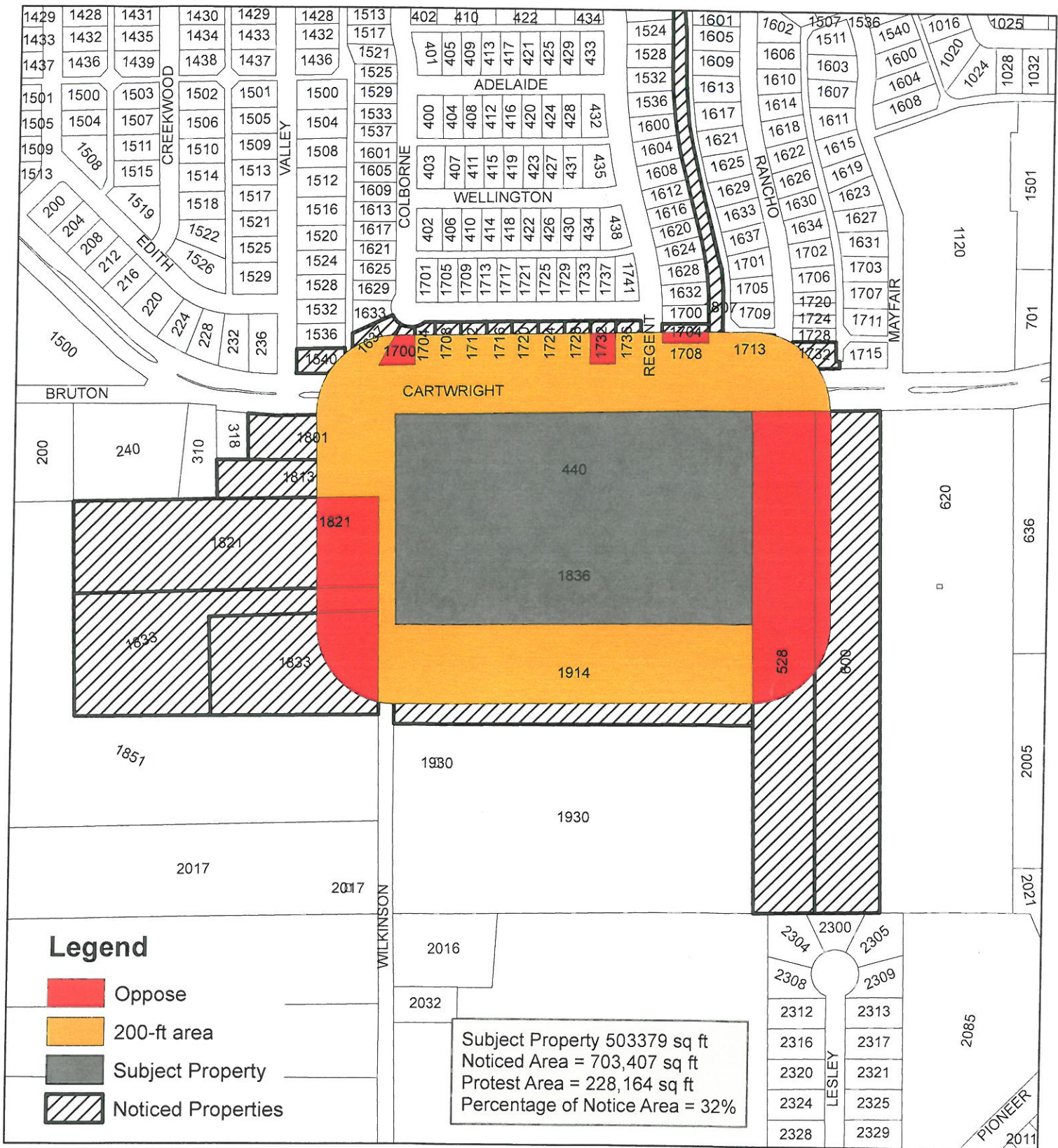
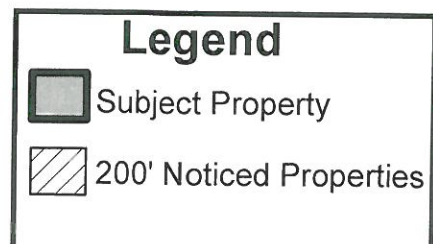


20% Protest Map: Zoning Case Z0517-0005



Request: Rezone from R-1, Single Family Residential to General Retail zoning.
 Location: 1836 Wilkinson Road and 440 E. Cartwright Road
 Applicant: Matthew Maly, Dunaway Associates, LP



June 26, 2017

Owner/Applicant
1836 Wilkinson

Ladies and Gentlemen:

If you had the opportunity to shop at a food store that has more natural and organic foods and one that maintains quality standards in the food industry, would you shop there? We know many Mesquite residents DO want this type of experience. What if Mesquite could be a part of a grocery business that is one of Europe's largest retailers and currently operates over 10,000 stores in 28 countries throughout Europe and now they are expanding into the United States? Well, Mesquite does have that unique opportunity to finally have a business of quality that wants to enter the Mesquite market. We want to welcome Lidl into our community.

Not only will this type of store bring a different type of food shopping experience for the citizens of Mesquite, it will entice many shoppers to travel to food shop in Mesquite just like many of us drive to shop at Sprouts, Trader Joes, Aldi and Whole Foods. It will also provide new quality jobs. This company's goal is to quickly become an Employer of Choice among all employers in the US. They will do that by offering employees challenging and rewarding career opportunities that they cannot find anywhere else. **YES, they want to be in Mesquite.** We believe that, like restaurant row, this store will pull people into the Southeast part of Mesquite to experience grocery shopping from several stores. However, Lidl brings a whole new, different experience that we know our citizens have been asking for at neighborhood meetings. So we ask you to listen to the plea of many citizens who are asking for more quality businesses to come into Mesquite and not an abundance of low-end discount businesses. We believe Mesquite is better than that.

Who are "We"? We are Gary and Pat Wood. We have lived in Mesquite for most of our 60+ years of living. We have raised our family here. Pat has worked in the school district for many years. We have been longtime, dedicated citizens here. We, like many of our neighbors, family and friends will drive right past the traditional grocery stores to go to other towns to have a different experience and better choices in produce, meats and other healthy foods. WHY do we have to do that? Now we have an opportunity to have that type of experience and we understand that planning and zoning do not recommend this new store. Not all of the planning and zoning department live and invest their whole life in this city. We do, and many others also. We know that the city planning and zoning got 8 citizens who oppose this store, but there are many more than 8 people that did not get an opportunity to say YES to this store. The Creek Crossing area is huge and they did not have an opportunity to weigh in.

Please, do not vote this business down. Please take a look at the letters written and the list of names that DO support this type of business. Please consider the new home building area off of Lawson and what appeals to the new citizens of that community. We believe this is a win-win for Mesquite.

Regards,

Gary and Pat Wood

ACCOUNT_NU	OWNER_NAME	OWNER_NA_1	OWNER_ADDR	OWNER_CITY	OWNER_STA	OWNER_ZIPC	MSADO
60142500000100000	ANTIOCHIAN ORTHODOX	CHRISTIAN SHRINE OF	933 CASCADE ST	MESQUITE	TEXAS	751493211	1914 WILKINSON RD
380264900A0060000	CHINCHILLA EDWIN A &	VERONICA CASTRO	1716 COLBORNE DR	MESQUITE	TEXAS	751495996	1716 COLBORNE DR
380264900A0080000	CLARY LEATRICE J		1708 COLBORNE DR	MESQUITE	TEXAS	751495996	1708 COLBORNE DR
380264900L0010000	CORNELIUS TONY D &	ROBIN E	1713 RANCHO DR	MESQUITE	TEXAS	751496077	1713 RANCHO DR
65097219510030600	DFW GURU RAVIDASS ORG		1813 WILKINSON RD	MESQUITE	TEXAS	751812201	1801 WILKINSON RD
65097219510030300	DFW GURU RAVIDASS ORG		1813 WILKINSON RD	MESQUITE	TEXAS	751812201	1813 WILKINSON RD
65097219510020100	DOWER YVONNE		PO BOX 871239	MESQUITE	TEXAS	751871239	1821 WILKINSON RD
650972195100201HS	DOWER YVONNE		PO BOX 871239	MESQUITE	TEXAS	751871239	1821 WILKINSON RD
65097219510020200	GARCIA JOSE OSCAR & NEELY		1833 WILKINSON RD	MESQUITE	TEXAS	751812201	1833 WILKINSON RD
65097219510020500	GARCIA JOSE OSCAR & NEELY		1833 WILKINSON RD	MESQUITE	TEXAS	751812201	1833 S BELT LINE RD
380264900K0020000	HALLFORD JOE D		1704 REGENT ST	MESQUITE	TEXAS	751495982	1704 REGENT ST
38026490000010000	HOWARD TED A		9876 PLANO RD	DALLAS	TEXAS	752385103	1807 E CARTWRIGHT RD
60142500000070000	KINGHAM NIKKI		32 E SERENE #103	LAS VEGAS	NEVADA	891233773	440 E CARTWRIGHT RD
380264900M0010000	LADD SEAN DAYLON		1732 RANCHO DR	MESQUITE	TEXAS	751496078	1732 RANCHO DR
380264900A0020000	LARA HOSPICIO & ANA		1732 COLBORNE DR	MESQUITE	TEXAS	751495996	1732 COLBORNE DR
380264900A0110000	LOPEZ FRANCISCO A		1637 COLBORNE DR	MESQUITE	TEXAS	751495961	1637 COLBORNE DR
380264900A0050000	MAGUIRE MICHAEL J		1501 FAIRFIELD DR	FORNEY	TEXAS	751266253	1720 COLBORNE DR
380264900A0070000	MILLER ANDREW & CALLIE		1712 COLBORNE DR	MESQUITE	TEXAS	751495996	1712 COLBORNE DR
380264900A0040000	MONTIEL XIOMARA		1724 COLBORNE DR	MESQUITE	TEXAS	751495996	1724 COLBORNE DR
380264900A0100000	RAMIREZ LETICIA		1700 COLBORNE DR	MESQUITE	TEXAS	751495996	1700 COLBORNE DR
380264900A0090000	ROACH CHARLIE P		1704 COLBORNE DR	MESQUITE	TEXAS	751495996	1704 COLBORNE DR
38087300040110000	RODRIGUEZ GONZALO JR &	ELIZABETH H	1540 VALLEY TRL	MESQUITE	TEXAS	751495922	1540 VALLEY TRL
380264900A0030000	ROSALES JOSE ARTURO		1728 COLBORNE DR	MESQUITE	TEXAS	751495996	1728 COLBORNE DR
380264900A0010000	SANDOVAL MANUEL ROMERO &	LETICIA RODRIGUEZ	1736 COLBORNE DR	MESQUITE	TEXAS	751495996	1736 COLBORNE DR
380264900K0010000	TAYLOR BRUNO ANGELO &	GAIL K	1708 REGENT ST	MESQUITE	TEXAS	751495982	1708 REGENT ST
381615400A0010000	WATERS CRAIG ERIC & BETTY		528 E CARTWRIGHT RD	MESQUITE	TEXAS	751495954	528 E CARTWRIGHT RD
60142500000090000	WOOD GARY R & PATRICIA J		1836 WILKINSON RD	MESQUITE	TEXAS	751812202	1836 WILKINSON RD
381615400A0020000	WOOD ROBERT E		PO BOX 800128	BALCH SPRINGS	TEXAS	751800128	600 E CARTWRIGHT RD

MESQUITE

T E X A S

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CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

RECEIVED
JUN 12 2017
PLANNING AND ZONING

LOCATION: 1836 Wilkinson Road and 440 E. Cartwright Road
(A map is attached for reference.)

FILE NUMBER: Z0517-0005

APPLICANT: Matthew Maly, Dunaway Associates

REQUEST: From: R-1, Single Family Residential
To: GR, General Retail

The requested Zoning Change would allow the property to be used for a 36,000 square-foot grocery store in addition to other uses allowed in the General Retail zoning district. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. This request will also involve a possible amendment to the Mesquite Comprehensive Plan to change the long range land use designation for the subject properties.

LEGAL DESCRIPTION

Being a 11.556 acres in James Moore Survey, Abstract Number 972 and the W. C. Dowdy Survey, Abstract Number 420, City of Mesquite, Dallas County, Texas. (Nile Valley Plantations (unrecorded), Lots 7, 8 and 9)

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(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

Craig & Betty Waters

528 E. Cartwright

I am opposed to this request

Mesquite, Tx 75149

Reasons (optional):

(1) Lowering our property value - a reputable
realtor said this would happen
(2) There are already 2 grocery stores within a

Please respond by returning to: PLANNING DIVISION

Garrett Langford

CITY OF MESQUITE

PO BOX 850137

MESQUITE TX 75185-0137

quarter mile of said properties
(3) Increased traffic on the roads
(4) Increased potential for trespassing on my
property.

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

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Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

Name:(required)

I am in favor of this request

Address:(required)

I am opposed to this request

Reasons (optional):

Too many grocery stores & Cartwright is
already dangerous. Apartments and
Tom Thumb are too close.

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

RECEIVED

JUN 22 2017

PLANNING AND ZONING

RECEIVED

JUN 22 2017

PLANNING AND ZONING

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

I am in favor of this request _____

Name: (required)

Address: (required)

JOSE HALLFORD

1704 REGENT ST

MESQUITE, TX 75149

I am opposed to this request XX

Reasons (optional):

KEEP THIS AREA RESIDENTIAL. THERE IS TOO
MUCH RETAIL NOW. TRAFFIC IS A MESS ALREADY
AND WE DON'T NEED ANYMORE ON THIS STREET.

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

RECEIVED

PLANNING AND ZONING



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED
JUN 08 2017
PLANNING AND ZONING

LOCATION: 1836 Wilkinson Road and 440 E. Cartwright Road
(A map is attached for reference.)

FILE NUMBER: Z0517-0005

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(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

1732 Colborne Dr.
Mesquite TX 75149
Ana K. Lara.

I am opposed to this request

Reasons (optional):

more traffic, move noise.

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

T E X A S

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CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

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(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

1700 Cartwright Dr

I am opposed to this request

Mesquite Tx 75149

Reasons (optional):

No more traffic or rats

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

MESQUITE
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CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
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JUN 08 2017
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(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

YVONNE DOWER
1821 WILKINSON ROAD

I am opposed to this request

2.907 acre tract

Reasons (optional):

There now exist grocery stores just one red light away on Cartwright - Albertson's Cartwright & Beltline and Tom Thumb @ Cartwright & Pioneer. Wilkinson is too busy now for its size without any more traffic. Even now its hard during busy traffic hours to get out of my driveway.

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

Town
2 tracts

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

X-2
RECEIVED
JUN 08 2017
PLANNING AND ZONING

LOCATION: 1836 Wilkinson Road and 440 E. Cartwright Road
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Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

I own Two Tracts of Land on Wilkinson Rd
Yvonne Dower
1821 Wilkinson Rd
This is the 1 acre tract vote

I am opposed to this request ☒

There is CURRENTLY Retail Zoning at the next two cross streets going West Cartwright & Beltline and going East Cartwright & Pioneer. There are large grocery chains at both areas. This request if to interrupt a quiet neighborhood. Wilkinson Road is very busy now and is only 2 lanes. During morning and evening traffic hours and when there are games at Valley Creek Park, it's hard sometimes to even get out of my driveway as it is without adding more traffic.

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

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Zoning Case: Z0517-0005

I am in favor of this request

Name:(required)

Address:(required)

José Oscar Garcia
1833 Wilkinson Ave
Mesquite, Tx. 75181

I am opposed to this request

Reasons (optional):

I + will generate more traffic
noise, and garbage to the neighborhood.

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

Dear City Council Members,

Other

Before I became the Mesquite ISD Career and Technical Coordinator, I was a Family and Consumer Sciences teacher that taught Lifetime Nutrition and Wellness at North Mesquite High School and West Mesquite High School. I spent many hours before and after school, as well as my conference period, purchasing groceries for my students' food labs. At the time, I had a very modest grocery budget, much like our teachers now. In order to offer my students more learning opportunities, I not only had to find the best deals but also the best quality produce and grocery items for my students to cook with. Basically, I needed an affordable, high quality grocery store that was a short drive from my campus. A dozen years later and our FCS teachers still need the same kind of grocery store. But these days, our teachers are actually purchasing their groceries outside of Mesquite a majority of the time in order to get the best quality product and value to stretch their budget dollars. These teachers do not want to drive further to get a better deal, but many of our current grocery stores in Mesquite are not meeting their needs.

I understand that Lidl Grocery has an interest in building in Mesquite. Lidl is known for offering excellent products at reasonable prices. Lidl is the type of store that our teachers and community members need. A store like Lidl would benefit our city in so many ways...keeping consumer money spent in Mesquite, encouraging other grocery chains in Mesquite to stay competitive in prices and value and providing employment opportunities for our community members.

I urge you to consider Lidl's proposal to build in Mesquite. This company would serve our community well in so many ways and keep business in Mesquite.

Thank you,
Leigh Farley
Mesquite Independent School District
Coordinator, Career and Technical Education

Patricia Wood

From: TAMMY SEAMAN
Sent: Thursday, June 22, 2017 2:39 PM
To: Patricia Wood
Subject: Mesquite needs

Mrs. Wood,

I know we live in a low income community, just look around our neighborhood and the new stores brought in for an example DD's discount (don't we now have two of them here in Mesquite?). And how many Dollar General's do we need in Mesquite (two within blocks of each other)? My family has lived here for over 25 years and I'm tired of having to go to another city to shop. Why can't we have a WinnCo or a Container store? Why does our city keep bringing in these low income stores? If we keep bringing in stores that cater to the low income residents, then won't we continue to bring in low income families? Why can't we the people of Mesquite get to vote on what stores we would like? Different stores that other cities don't have will bring people back to Mesquite to shop, like I used to come to Mesquite to shop when I was a teenager. A store like Lidl is different, not like anything we have here in Mesquite, a store that just might bring people back to Mesquite to shop, put another store like The Container Store and people will start to look up to Mesquite instead of looking down at it. I would like to see what Lidl has to offer the people of Mesquite. I just don't work in Mesquite, I live here too (in the Creek Crossing area).

Thank you,

Tammy Seaman

From: Deborah K Jones
Date: June 24, 2017 at 7:05:53 PM CDT
To: Leigh Farley <
Subject: RE: Lidl grocery store

Oh my!!! I am unfamiliar with Lidl - but am a huge fan of Trader Joes & Sprouts! Anything similar would be most welcome!

I highly encourage the Council members to pursue a unique grocery experience for Mesquite.

Also, I live in the neighborhood.

Debbie Jones
LNW
JHHS

Patricia Wood

From: Carolyn Porterfield
Sent: Monday, June 26, 2017 2:36 PM
To: Patricia Wood
Subject: Lidl

Hi Pat,

Please add me to the list of Mesquite residents who would love to see Lidl come to Mesquite.

I would love to have the option to shop at a store that provided the type of things that Lidl would offer. I have embraced Aldi but feel that it is limited and it sounds like Lidl would remedy that issue.

I am excited for the possibility of this!

Carolyn Porterfield
CTE Counselor Facilitator
Career and Technical Education
Mesquite ISD
(972) 882-7338 – phone
(972) 882-7493 – fax



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Equal access to Career and Technical programs and activities is assured students in the Mesquite ISD without regard to race, color, national origin, gender, or disability.

From: Lauren Chinaea

Date: June 23, 2017 at 6:16:23 PM CDT

To: Leigh Farley

Subject: Re: Lidl grocery store

To whom it may concern,

My name is Lauren Chinaea and I am the culinary teacher at North Mesquite High School. Having the option to shop at Lidl grocery would, I feel, be wonderful. While it's true there are other grocery options in Mesquite, the quality of produce found at these stores can often be lacking. Lidl would bring in better quality produce and a nice variety of specialty foods at lower prices that we currently pay.

For class, catering events, and for our culinary competitions, we need access to high quality foods. Especially produce. There have been many times that I have had to travel to Forney, Rockwall, Dallas, and Garland to purchase high quality meats and produce for the school because either the Mesquite stores didn't have the item at all, only had in limited quantities, or offered poor quality items. I'd much rather spend money in Mesquite and help our town grow. It would also save time having to travel so far in traffic.

Please consider allowing Lidl to come to Mesquite. It would greatly benefit our town.

Sincerely,
Lauren Chinaea

From: Amy Petrawski
Sent: Thursday, June 22, 2017 2:30 PM
To: Leigh Farley
Subject: Re: Lidl grocery store

To whom it may concern;

I am the Culinary Arts teacher at John Horn High School and I personally think that having Lidl in Mesquite would be the BEST decision you could make. I have grown up in the metroplex my entire life, mostly living in Plano and currently living in Richardson. When I shop for school for my groceries in Mesquite I am sometimes disappointed with the quality and quantity of produce I find. Being that I commute from Richardson, sometimes I purchase my groceries closer to my house, as I know the quality may be better. This is more of a hassle for me to do, but if I need lemons, I have to buy lemons! I bring up lemons, because one time I was shopping in Mesquite, I will leave the grocery store unnamed, and they were COMPLETELY out of lemons. Never in my life have I been to a grocery store and they didn't have a staple item like that. Besides lemons, the produce selection quality could be better. I know that Lidl would provide excellent quality produce and be a great addition to Mesquite. I know that my school dollars would be spent there and stay in Mesquite. And I am at the store A LOT, multiple times a week as I do a lot of cooking labs with my students. Not only, selfishly, would I love to see this grocery store open in Mesquite, I know the residents would love it as well. I have friends that live in Mesquite and sometimes they leave Mesquite to get their shopping done, which seems absurd to me. Overall, I think Lidl would be a great addition to Mesquite and you will not be disappointed with the business it will bring!

Thank you for your consideration,

Amy Petrawski
Dr. John Horn High School
Culinary Arts and Nutrition & Wellness Teacher
Prostart Sponsor