



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Masterplan Land Use Consultants

REQUESTED ACTION: Approval of a change in zoning from “GR” General Retail to “PD-GR” Planned Development-General Retail

LOCATION: 23300 IH-635

CASE NUMBER: Z1018-0071

COMMUNITY RESPONSES: Two responses were returned in favor of the request. One was from the subject property owner and the other from an owner outside of the statutory notification area.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting rezoning of the 15.2 acre tract to accommodate a mini-warehousing self-storage facility and a retail shopping center. The subject property includes two sub-areas; Sub-areas A and B. Sub-area A includes approximately 6.63 acres of land and is generally located on the north side of the property. A flag lot is proposed, which includes a narrow strip out to W. Cartwright Rd. Within Sub-area A, immediate development of a 1-story self-storage facility including 7 buildings identified as buildings A-G, a 2-story on-site manager’s residence and an office building at the southeast corner of the property are proposed. The storage facility will include approximately 49,550 square feet (52%) storage units which are climate controlled. The remaining 45,825 square feet will be non-climate controlled. The applicant proposes a number of amenities including a fortress style development, with all internal drives and inward facing doors; enhanced landscaping and hardscape to include a minimum 800-square foot area of enhanced paving at vehicular access points on Cartwright Rd., in the form of brick pavers or stamped and stained concrete, with the appearance of hand laid units. Hours of operation will be from 6:00 am to 10:00 pm, 7 days per week.

The remaining 8.57 acres of land, identified as Suba-area B will accommodate a retail development in the future. It is important to note that most retail uses are permitted within the existing zoning district. The Concept Plan illustrates 5 buildings within Suba-area B for retail uses and associated parking. Front and side elevations will include a minimum 80% masonry.

The subject property is encumbered with various constraints due to its former use as a landfill. According to the applicant, the proposed storage facility is planned for the most challenging



portion of the site. The applicant has highlighted the main issues in his letter of intent (Attachment 4) and they are summarized below:

1. The landfill cap (containment technology that forms a barrier between contaminated media and the surface, shielding its contents and limiting migration) is 4 ft. deep, which limits development, as waste below the cap cannot be disturbed.
2. Buried landfill materials are up to 60 feet deep and continue to shift. Excavation or any other disturbances below the 4 ft. cap is prohibited.
3. Texas Commission on Environmental Quality (TCEQ) requirements.

Within Sub-area A, the applicant proposes a number of deviations from the Mesquite Zoning Ordinance (MZO) including screening and buffering requirements. The Mesquite Zoning Ordinance requires an 8-foot long span pre-cast concrete decorative wall and buffer tree line where nonresidential abuts single family residential. The applicant proposes that the existing 6-foot masonry screening wall located along the north and east property line remain. A buffer tree line is also proposed.

RECOMMENDATION

At the February 25, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed change in zoning, subject to the following conditions:

1. All openings to storage buildings must be oriented away from any residential use.
2. Businesses shall not be allowed to operate in individual storage units.
3. Compliance with the Community Appearance Manual (CAM) is required for the self-storage facility.
4. Maintenance of the existing 6-foot masonry wall between the subject property and the residential subdivision to the north and east shall be the responsibility of the owner of the subject property.
5. Compliance with all rules and regulations of the Texas Commission on Environmental Quality (TCEQ) is required.