

**FILE NO.:** Z1018-0071

**P&Z HEARING DATE:**  
**COUNCIL DATE:**

February 28, 2019  
March 4, 2019

#### GENERAL INFORMATION

**APPLICANT:** Masterplan Land Use Consultants on behalf of Project Services Group, Inc. (PSG)

**REQUESTED ACTION:** A Zoning Change from GR, General Retail to PD-GR, Planned Development – General Retail to allow for the development of a “Miniwarehousing/Self-Storage Facility” and a retail shopping center.

**LOCATION:** 23300 IH-635

#### SITE BACKGROUND

**EXISTING LAND USE AND SIZE:** The subject property includes approximately 15.2 acres of land, is the former site of the Mesquite landfill and is currently undeveloped.

**SURROUNDING LAND USE AND ZONING (see attached map):** The subject property is surrounded by single family homes to the north and east zoned SF-PD, Single Family-Planned Development. A small lot located at the southwest corner of the subject property is zoned SS, Service Station and is undeveloped. Further south, on the south side of W. Cartwright Rd. is a gas station zoned SS and a multi-family development, zoned PD-MF, Planned Development-Multi-Family; and west of the property is IH-635.

**ZONING HISTORY:** 1953: Annexed and zoned “AG” Agriculture

**PLATTING:** The subject property is not platted. Preliminary and final platting will be required prior to the issuance of building permits.

**GENERAL:** 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 existing zoning district of “GR” does not permit a self-storage facility. However, most retail uses are permitted by right.

The subject property includes approximately 15.2 acres of land identified as Sub-areas A and B on the Concept Plan. 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 along 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 Sub-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 Sub-area B for retail uses and associated parking. Front and side elevations will include a minimum 80% masonry. Horizontal articulation along the front facades of buildings is proposed with a minimum off-set of 25% of the length of the façade. Four architectural features is required along any façade that faces a public street. These features may include awnings, display windows, benches for outdoor seating, etc. Future direct access to Cartwright Rd. must have a minimum of 800 square feet of enhanced paving. The PD proposes phasing of a minimum 6-foot wide sidewalks along W. Cartwright Rd. with the development of Sub-areas A and B.

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 Section 3-500 of the Mesquite Zoning Ordinance (MZO) regarding the standards for self-storage facilities. It is important to note that through a Planned Development, uses can be added and modifications from standards may be approved in order to provide design flexibility, while allowing for innovative and creative projects.

The following table illustrates requirements and specific deviations from the standards for self-storage facilities:

	<b>MZO Section 3-502</b>	<b>Proposed PD Standards</b>
Apartment	1 apartment located in the principal building for on-site manager/security guard	2-story detached residence
Liner	The outermost wall of buildings with storage units and any connecting walls shall have liner buildings with leasable space along collectors, arterials and highways	Faux retail liner along IH-635 (Building E)
Recreational Vehicle Storage	Outdoor storage; shall be screened from view and on a paved surface	Indoor storage of recreational vehicles in Building A only
Building Height	1-story/11 ft. adjacent to a residential district	<ul style="list-style-type: none"> <li>• Building A: 15 ft.</li> <li>• All other storage buildings: 13 ft.</li> <li>• Residential building: 28 ft.</li> <li>• Office building: 18 ft.</li> </ul>

Screening	<p>8-foot long span pre-cast concrete decorative wall and buffer tree line where nonresidential abuts residential</p> <p>Unless lined, buildings shall be connected by 8-ft. masonry walls</p>	<p>Existing 6-foot masonry wall between the subject property and the residential property. Masonry wall is not required along the north and east property lines, adjacent to residential districts. Storage buildings shall serve as the perimeter screening wall.</p> <p>8ft. tall masonry wall with pedestrian access shall span between ends of storage buildings B and C; C and D; D and E; F and G</p> <p>Wrought iron fence shall extend between buildings A &amp; B; and G and the residential dwelling</p>
Separation Between Buildings	Min. 20 ft.	Min. 15 ft.
Parking	1 parking space in the office/apartment area for each 10,000 sf of floor area	Min. 8 parking spaces required for the development
Landscaping	<p>Required on all public sides of the property and shall include at a min., foundation plantings and a tree line.</p> <p>Buffer tree line required within the 10-ft. landscape strip adjoining any residential district.</p>	<p>Row of trees required along the northern and eastern property lines.</p> <p>Shrubs, ornamental grasses and other ground cover shall be provided as generally shown on exhibits D1-D3.</p>

		<p>Minimum 76 trees required on the property.</p> <p>Minimum 15% of Sub-area A shall be devoted to landscaped area in the form of turf grass or other vegetative ground material.</p>

#### STAFF COMMENTS

##### **Mesquite Comprehensive Plan**

The subject property is located within the *General Business* future land use designation, designed to accommodate a wide variety of retail, personal service and office uses which serve customers from the surrounding sectors of the City. This designation is used to indicate locations where business is appropriate, but where the relationship to neighborhoods warrants a more limited business scope. This designation is generally assigned along the fringe of Development Areas, indicating that goods and services should be oriented to the surrounding community, although some regional services may be included.

##### **Staff Comment**

The proposed mini-storage facility will be setback 25 feet from the single family subdivisions to the north and east. Within the 25-foot setback, the applicant proposes enhanced landscaping. Additionally, a solid masonry wall exists, separating the single family subdivision from the commercially zoned property. The design of the facility emphasizes aesthetics with a masonry perimeter and enhanced landscaping. Due to the site's formal use as a landfill, developing the site; particularly the 6.63 acres where the self-storage facility is proposed, may be difficult due to foundation piers required to stabilize a building. However, the proposed single story self-storage facility can be built slab on grade with only 2 feet of excavation and without piers because buildings will be supported by steel.

#### RECOMMENDATION

Staff recommends approval of the change in zoning from GR, General Retail to PD-GR, Planned Development-GR to allow a "mini-warehousing/self-storage" facility within Subarea A and a future retail development within Subarea B, 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.

## **ZONING RECLASSIFICATION**

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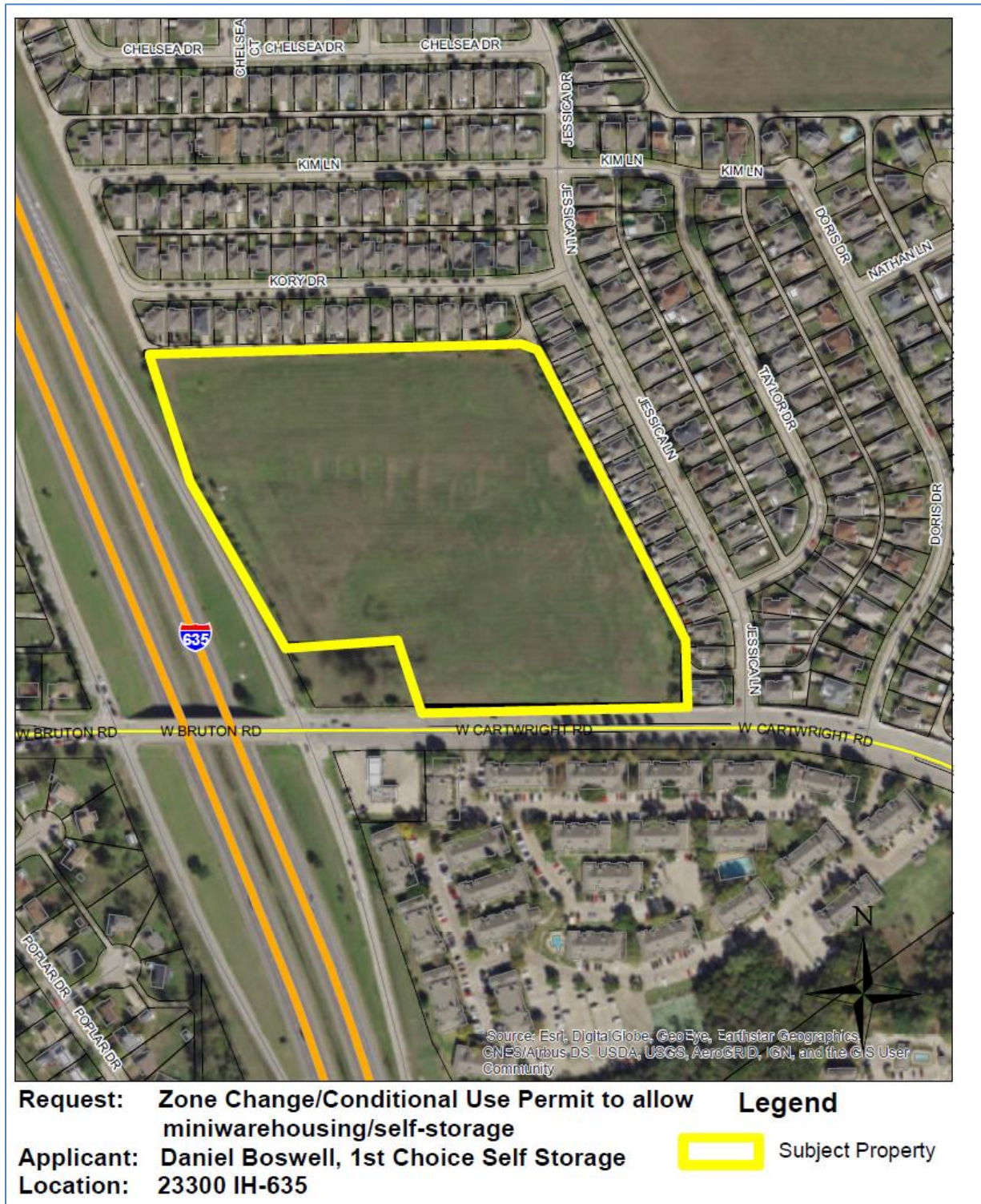
3. Compliance with the Community Appearance Manual (CAM) is required for the self-storage facility.
4. Maintenance of the existing 6-foot masonry wall between the subject property and the residential subdivision to the north and east shall be the responsibility of the owner of the subject property.
5. Compliance with all rules and regulations of the Texas Commission on Environmental Quality (TCEQ) is required.

### **PUBLIC NOTICE**

Notices were mailed to property owners within 200 feet of the subject property. Staff received 2 notices in favor of the request. One of the returned notices was from the subject property owner. The other was from a property owners outside of the 200 foot notification area.

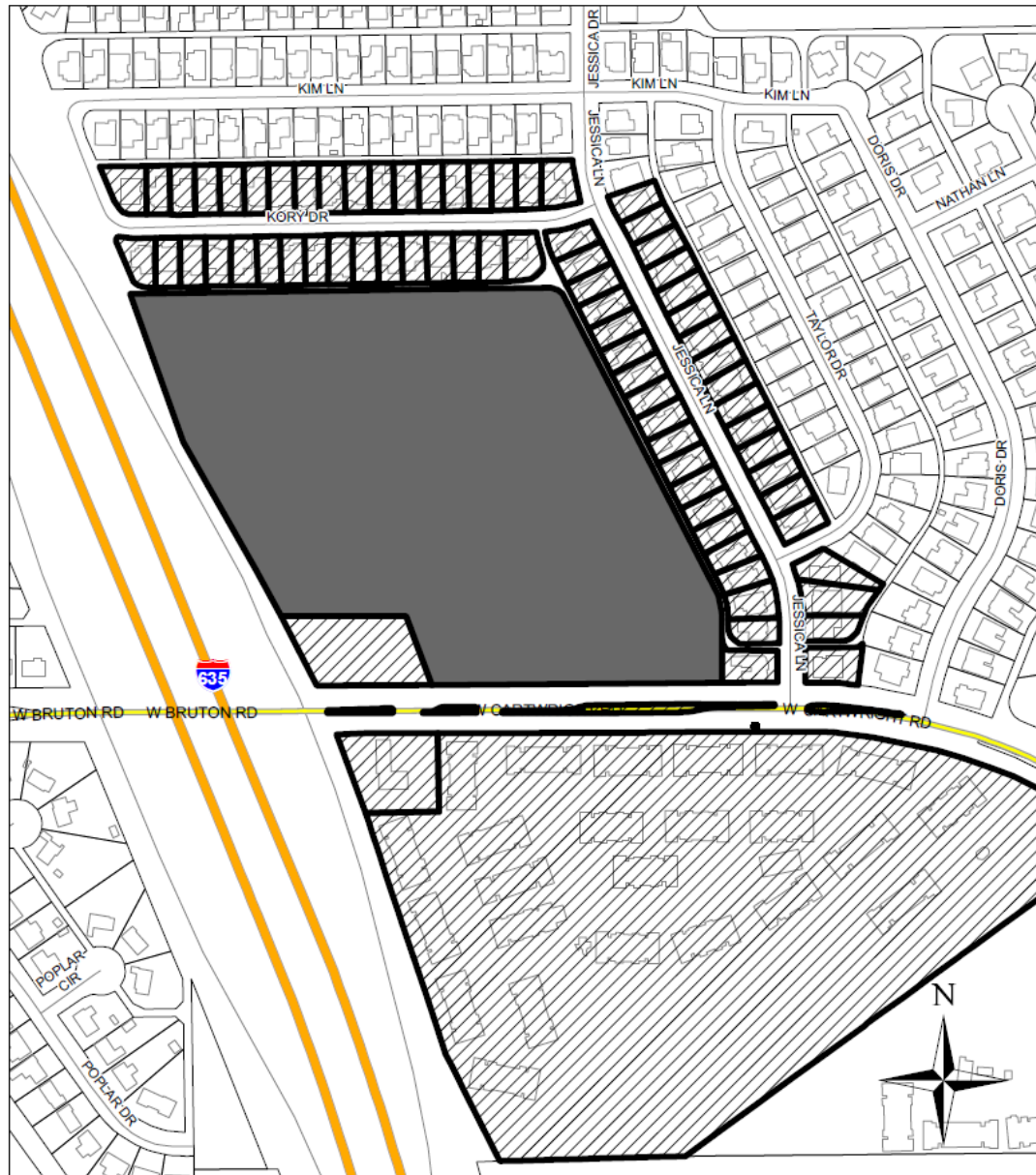
### **ATTACHMENTS**

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Application Materials and Supporting Documentation
- 5 – PD Standards
- 6 – Site Photos
- 7 – Section 3-502, Mesquite Zoning Ordinance
- 8 – Returned Notices





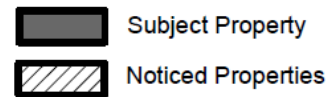
## Notification Map



**Request:** Zone Change from "GR" to "PD-GR" to allow a **Legend**  
miniwarehousing/self-storage facility

**Applicant:** Daniel Boswell, 1st Choice Self Storage

**Location:** 23300 IH-635







13 January 2019



TO: Johnna Matthews, Principal Planner, City of Mesquite

FROM: Maxwell J. Fisher, AICP, Chief Consultant

RE: Letter of Intent – 1<sup>st</sup> Choice Self Storage – Northeast corner Cartwright and IH635

On behalf of Project Services Group, Inc. (PSG), Masterplan requests a change of zoning to a Planned Development District to accommodate development of a one-story interior self storage facility on a 6.6-acre portion of undeveloped property located east of LBJ Freeway and north of Cartwright Road. PSG is a local, family owned self storage developer and operator who plans to develop and be a long-term partner in the community.

The 6.6-acre request site is part of the overall 15.2 acres zoned General Retail. The subject property is burdened by land fill materials which complicate development efforts and limit the use of the property. The proposed storage facility is planned for the most challenging portion of the site least visible from the intersection while the balance of property, less impacted by land fill materials, would remain for future retail development. The office building for the storage would be located at the hard corner of Cartwright and IH635 while the storage buildings would be located at the rear several hundred feet from Cartwright. By developing the rear of the property and addressing all these safety issues we believe that this will be a catalyst to building out the remainder with future retail development. Moreover, developing the rear portion, “right sizes” the balance of the property for viable retail.

This is a next generation facility that will add to the value of neighboring properties by emphasizing aesthetics, quality construction, and cleanliness with high internal security, and an attractive masonry perimeter and heavy landscaping. The proposed self-storage facility creates minimal traffic and uses minimal city services yet yields high tax dollars for the city and other local entities. The design of the facility takes on the community character, and quality of the developing neighborhood. The building layout is designed like a “fortress” with all internal drives and inward facing doors. The proposal includes a well-designed landscape screening plan to properly buffer this development from the neighborhood while protecting the cap of the landfill.

The Planned Development District will accommodate the following measures:

1. Allow self storage by right subject to a specific site plan and elevations.
2. Accommodate a faux retail liner front along IH635.

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3. Provide enhanced street buffer and perimeter landscaping provisions.
4. Establish exterior building material and design requirements for all PD
5. Establish operational standards for self storage
6. Provide enhanced paving at entry points serving both self storage and future retail development.

The landfill material presents the following challenges:

1. There is a four-foot deep cap of dirt between the site surface and the landfill material.
2. This shallow cap limits the type and scale of development for the property as building piers are not allowed to pierce the cap per TCEQ regulations.
3. Retail buildings with greater column expanses, or multiple story buildings require deeper piers, in conflict with cap depth limits. Office is shown as a possible development type on front portions where the cap may or may not be deeper, allowing for such development provided certain construction specification area achieved.
4. A one-story self storage building only requires two feet of excavation without piers given the light weight steel construction and minimum distance between vertical support columns
5. Underground utilities on landfill sites must be double walled doubling the cost; the larger the utility the higher the cost. Self-storage facilities, as opposed to retail, office or large scale residential, require smaller utilities given the limited demand and occupancy. As such, development costs are relatively low whereas they are cost prohibitive for many use and development types.
6. The development review and construction timeline is one year longer for TCEQ regulated sites, adding to the costs and time for development.
7. The TCEQ requires on-site employees to be trained in methane detection. A self storage facility only has one or two employees, allowing for cost effective training as opposed to the significant costs of highly staffed retail or office uses.
8. The TCEQ requires on-site third party engineering review during construction.
9. Soil on landfill site has a tendency for additional movement. A storage building is modular and can handle additional shifting. Shifting is not ideal but feasible through an injection molding process.

Please refer to the enclosed landfill data for additional information. Our team looks forward to working with the city on this endeavor. Thank you in advance for your review and consideration. Should you have any questions or need additional information, contact me at [maxwell@masterplantexas.com](mailto:maxwell@masterplantexas.com) or by phone at 214.761.9197.

Landfill Data:

There are four areas of this tract that are closed landfill cells with Cell 1 being the largest (see Exhibit A- Aerial Site Map with Landfill Cells). All of these cells have been properly closed for over 30 years (Exhibit B - Field Notes and Executive Summary). The landfill cells pose no hazards to the surrounding neighbor-hood but they do make developing the site very difficult for the following reasons:

1. The landfill cap is only 4 feet deep and the waste beneath it cannot be disturbed. All building foundations and the underground utilities must be placed above this existing cap.
  - a. This condition eliminates the opportunity for any foundation piers to stabilize a building. Retail building uses by design need expansive spaces that deeper piers allow. Single story Storage can be built slab on grade with only 2 feet of excavation and without piers because the building is supported with lightweight steel on 5' x 10' centers.
  - b. The underground utilities required for a storage facility are minimal and so they are designed without going deeper than the 4' restriction. All the underground utilities must be special double walled to meet the TCEQ state standards. This basically doubles the cost and would be a major cost factor to overcome if a retail use building needed significant water, storm or gas utilities.
2. The landfill materials are up to 60 feet deep and are still shifting as they decompose. The potential movement of the land (PVR) is 5 times greater than on most sites. Normally a geotechnical engineer would recommend excavating and deep conditioning the soils to offset this movement. But this is impossible for this site below the 4 ft cap cannot be disturbed. Water injection is also not allowed to protect the cap.
  - a. Self-storage buildings are modular that allow for more movement than other building uses. Storage roofs and doors are unlikely to fail when the ground shifts and they are easy to repair with self-leveling injectable structural concrete. Shifting is not ideal but very economical to repair.
3. The Texas Commission on Environmental Quality controls and highly regulates landfill sites to protect the environment and the people. They certainly allow for construction on landfills and have developed a costly and time-consuming permitting process for development.
  - a. The permitting process takes an extra year and must be engineered and have supervised construction by a certified engineering firm.
  - b. This site will be carefully constructed with 24/7 gas monitoring that will greatly improve on the existing site conditions and further reduce any risks. There will be on-site monitoring devices that would sound alarm at detection of certain levels of methane. Refer to the monitoring detection system specifications of
  - c. The Environmental Engineer has included an Executive Summary for this permit application which details the testing results already performed to verify this a proper site to build and, also the safety requirements that will be necessary when making the improvements.
4. TCEQ requires every business employee to be trained and certified on the dangers of methane gas and how to recognize the conditions. This is an annual 4-hour training class.

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- a. This would be a major cost and management factor for a retail use with lots of employees or high employee turn-over.
- b. Storage facilities only have two employees, so it is easy to keep everyone trained for this safety requirement.

### Planned Development Conditions

#### 1<sup>st</sup> Choice Storage – IH635 & W. Cartwright Road

**Purpose:** The purpose of this Planned Development is to provide enhanced site development and building standards and to accommodate a self storage facility on subarea A and future General Retail uses on subarea B.

**Subareas:** This PD District is divided into two subareas: A and B as shown on the concept plan.

**Conceptual plan:** Development and use of the property must comply with the conceptual plan (Exhibit B-1). If there is a conflict between the conceptual plan and the text of this article, the text of this article controls.

**Development site plan:** Development and use of subarea A must generally comply with the site development plan, exhibit C. With exception of proposed improvements located in subarea B as shown on exhibit C, a site development plan is required prior to future development on subarea B. If there is a conflict between the site development plan and the text of this article, the text of this article controls.

**Main Uses Permitted:** Except as provided in this section, the only main uses permitted are those main uses permitted in the General Retail (GR) District.

The following uses are allowed by right in Subarea A only:

- Self-Storage/Mini-warehouse
- RV/Boat storage, indoors is permitted in Building A only.
- Residential dwelling as an accessory to a self-storage facility

#### **Development Regulations, Subarea A:**

The Self storage facility is subject to the following regulations:

##### Building Layout and Design:

The building layout shall be a “fortress style” as generally shown on exhibit C.

Liner building requirement shall not be required for Building E provided the building façade facing LBJ Freeway is designed to appear as a retail front as generally provided in exhibit E-1.

The office building shall be generally constructed as shown in exhibit E-3.

The maximum allowable height of Building A is 15 feet.

The maximum allowable height of all storage buildings except for Building A is 13 feet.

The maximum allowable height of the residential building is 28 feet.

The maximum allowable height of the office building is 18 feet.

The maximum number of stories for a storage building is one.



The maximum number of stories for the residential building is two.

Overhead doors facing LBJ Freeway or W. Cartwright Road are prohibited.

A solid perimeter masonry wall is not required along the northern and eastern property lines adjacent to the residential district. The storage buildings shall serve as the perimeter screening wall. (A masonry wall exists on the residential side.)

Dumpsters shall be screened with masonry materials consistent with the exterior materials of storage buildings. Dumpster pad and screen must comply with City Standards.

Separation between buildings shall be no less than 15 feet.

A minimum 8-foot tall masonry wall with pedestrian access gate shall span between the ends of storage buildings B and C, C and D, D and E, E and F, and F and G, as noted on exhibit C. A wrought fence shall extend between buildings A and B, and G and the residential dwelling.

Parking:

A minimum of eight parking spaces are required for the self-storage facility, self-storage facility office and residence (on-site staff residence) combined.

Operational Characteristics:

The storage facility will be accessible to customers between the hours of 6AM and 10PM seven days a week.

All storage items shall be contained within an enclosed building.

A maximum of one residential dwelling is permitted as an ancillary use to self-storage.

The main resident shall be employed by the owner of the self-storage facility. The resident and he/she's immediate family members may reside in the dwelling as is customarily allowed in a single family residential household.

A minimum 6-foot wide sidewalk is required along W. Cartwright Road. The construction of the sidewalk may be phased with development of subareas A and B separately.

Landscaping: Landscaping for Subarea One shall be provided as generally shown on exhibit D1, D2 and D3 and as provided below. If there is a conflict between the landscape plan and the text below, the text below controls.

A row of trees placed at 30-foot intervals are required along the northern and eastern property lines.

Enhanced landscaping in the form of shrubs, ornamental grasses and other ground cover shall be provided as generally shown on exhibits D1-D3.

A minimum of 76 site trees are required on the property.

A minimum of 15% of Subarea A shall be devoted to landscaped area in the form of turf grass or other vegetative ground material.

**Hardscape:** A minimum 800-square foot of surface area of enhanced paving is required at the vehicular access point on Cartwright Road. Enhanced paving may be in the form of brick pavers or stamped and stained/colored concrete with the appearance of hand laid units.

Trees are prohibited from piercing or disrupting landfill cells per State and Federal regulations.

Landscaping for Subarea Two shall comply with the Mesquite Zoning Ordinance.

**Development Regulations, Subarea B:**

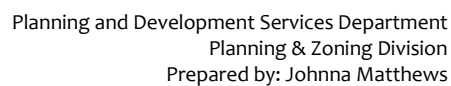
Front and side elevations shall have a minimum of 80% combination of brick, cast stone, stone, granite, glass block, or other high quality, architectural faced, unitized, long-lasting masonry material (excluding windows, doors and curtain walls).

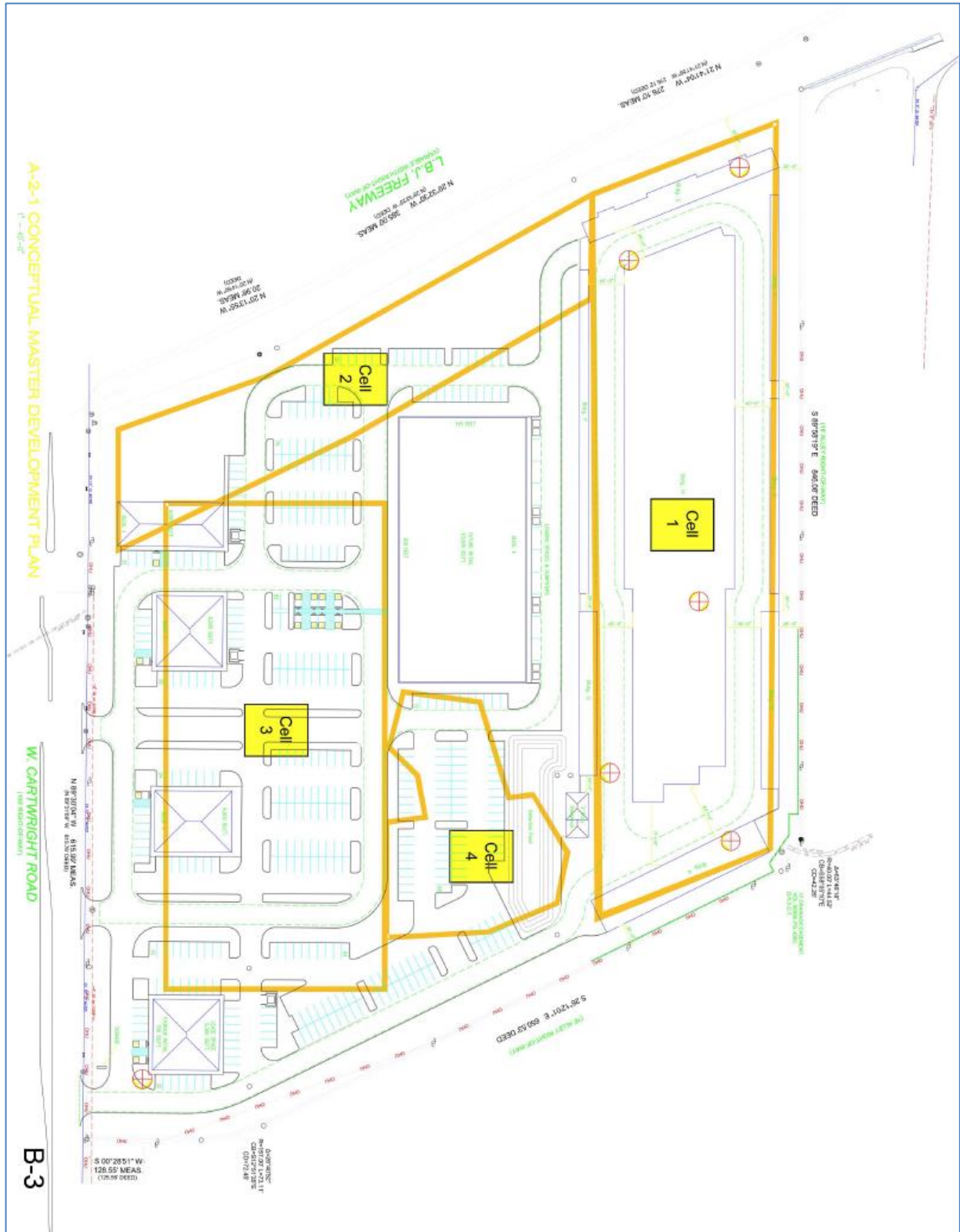
Horizontal articulation of the front façade is required for all retail and office buildings. A minimum of 25% of the length of the façade must be off-set a minimum of 3 feet.

A minimum of four architectural features are required on any façade that faces a public street. Qualifying architectural features may include awnings, display windows, transoms, shutters, recessed entries, alcoves, distinctive lighting features, planters and fountains, benches for outdoor seating, dormers, varied roof heights, ornamental trims or bands, and bay or gable windows.

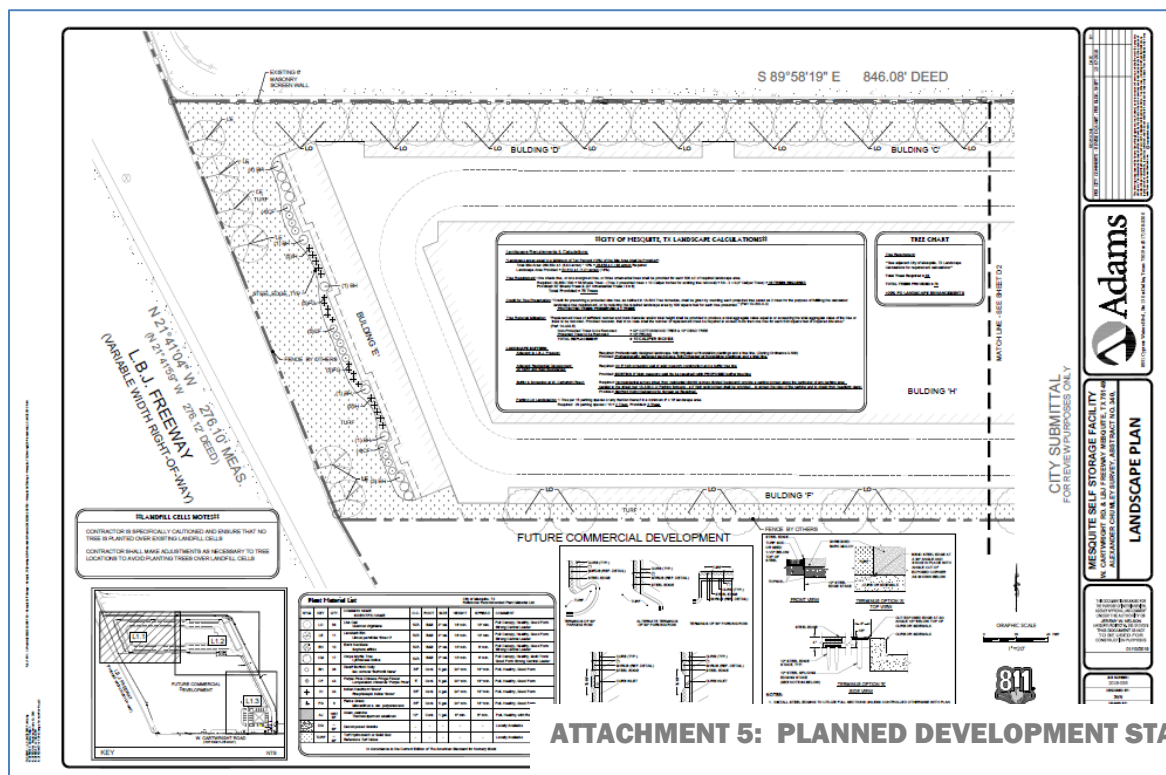
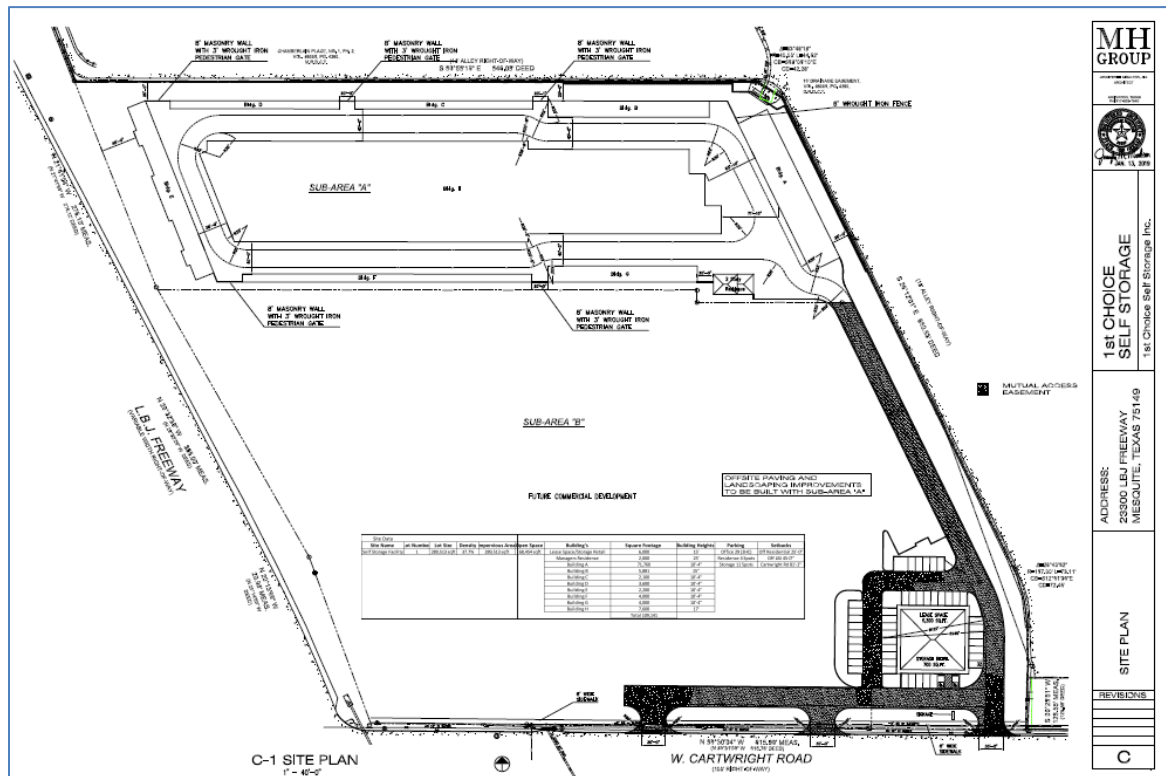
Any future direct access points to Cartwright must have a minimum of 800-square feet of enhanced paving per the specifications of Subarea A above.





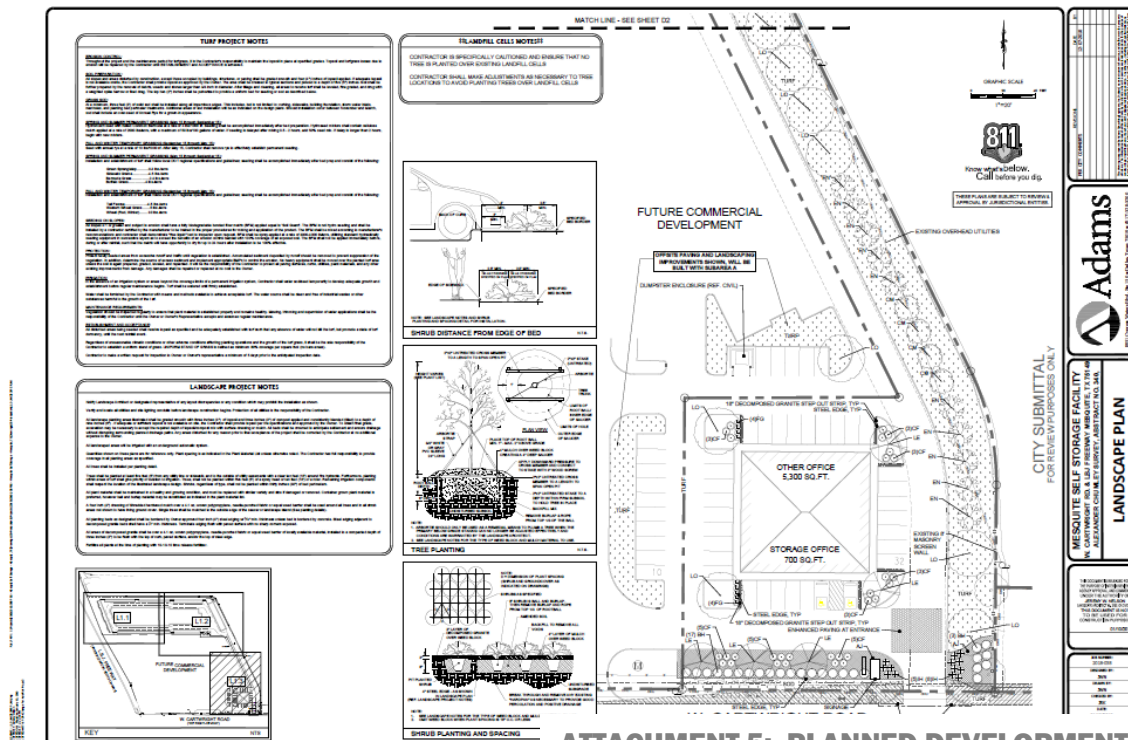








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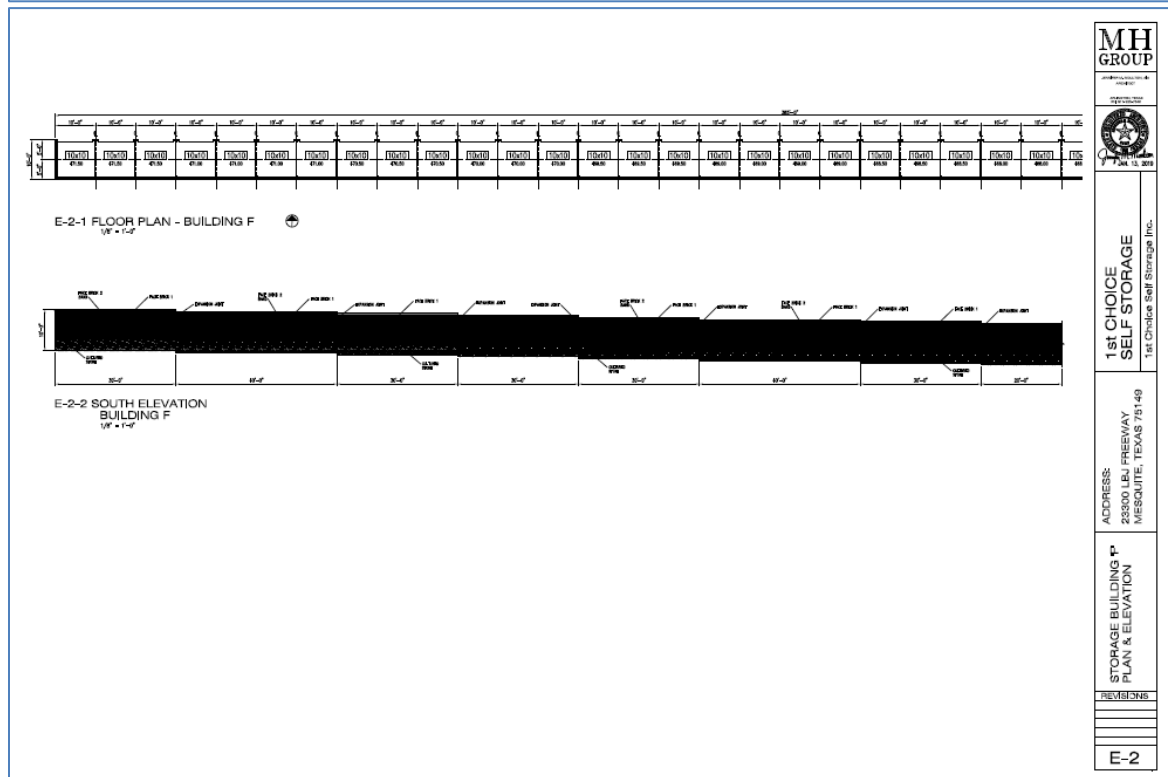
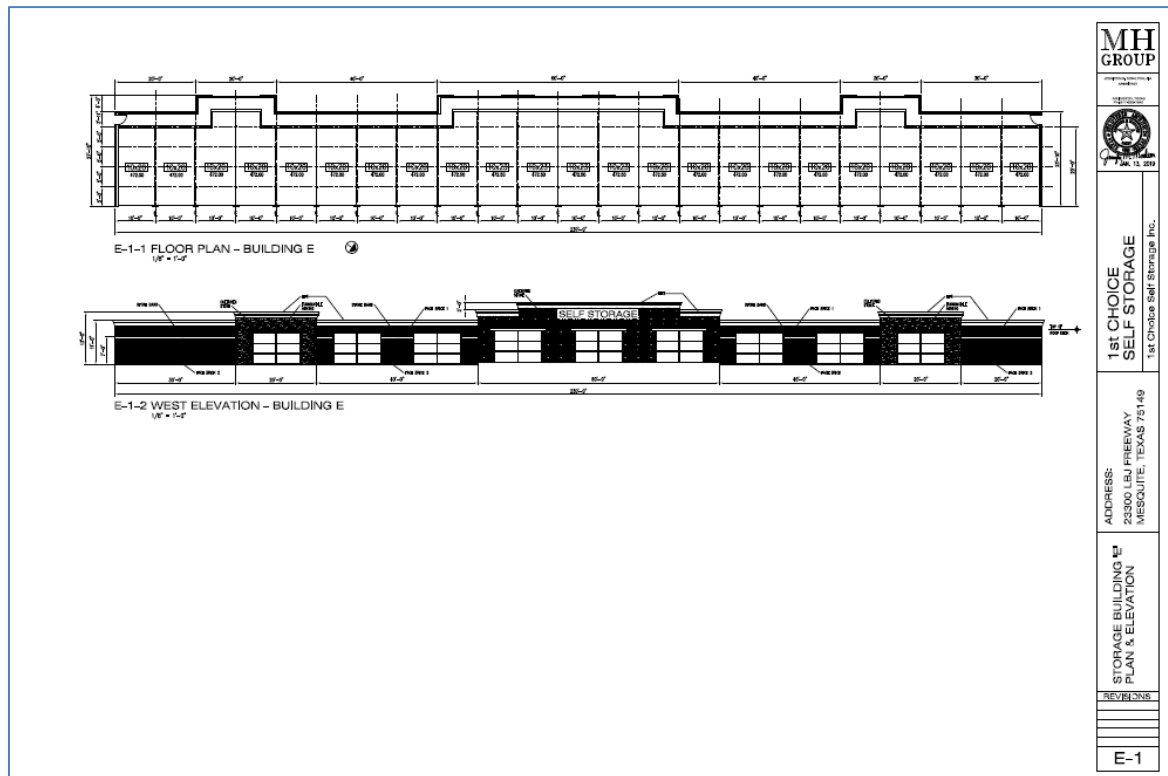


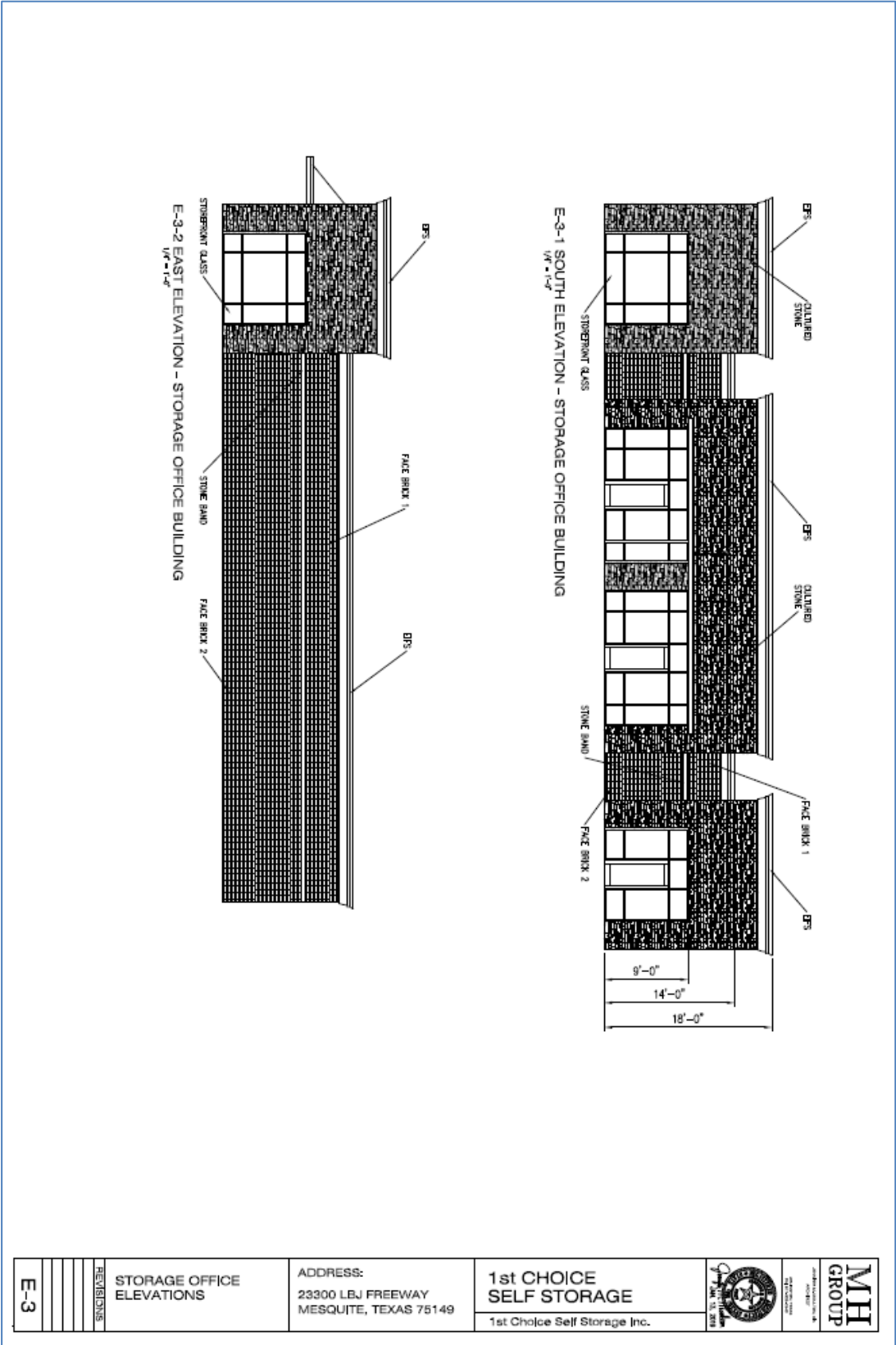
## ATTACHMENT 5: PLANNED DEVELOPMENT STANDARDS

# ZONING RECLASSIFICATION

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**Photo taken along N. Cartwright Rd. looking east (subject property on left).**



**Photo taken along N. Cartwright Rd. looking west (subject property on right).**





**Photo taken along N. Cartwright Rd. looking north at subject property.**



**Photo taken along IH-635 Service Rd. looking east at subject property**

**3-502 MINIWAREHOUSING**

**Ord. 2650/12-18-89; 3105/8-19-96; 3308/7-19-99; 4269/7-1-13**

Miniwarehousing shall mean those facilities designed for self-storage by patrons in individual, compartmentalized, controlled-access stalls or lockers. Miniwarehousing shall comply with the following standards.

**A. USE PROVISIONS**

1. **Dead Storage** Miniwarehousing shall be used for storage purposes only, and not for any other use, processing, services, or activities. Outdoor storage is prohibited in conjunction with this use except as listed below.
2. **Recreational Vehicle Storage** A miniwarehousing use may include recreational vehicle, boat (water craft) and automobile storage, provided that the storage area is screened from view and paved. The site plan/concept plan must show the designated parking/storage area. No parking/storage of recreational vehicles or boats shall be allowed adjacent to a residential district. This accessory use is permitted in the Industrial District and may be allowed only when specifically permitted by a Conditional Use Permit in the Commercial District or specifically requested and approved in a Planned Development District.
3. **Apartment** One apartment, located in the principal building, shall be permitted for use by an on-site manager/security guard.

**B. PARKING AND ACCESS**

1. **Paving** All drives, parking, loading and vehicular circulation areas shall be paved in accordance with Section 3-400
2. **Office Parking** One parking space shall be required in the office/apartment area for each 10,000 square feet of floor area in the miniwarehousing development. These spaces are in addition to the required loading areas.
3. **Fire Lanes** Continuous marked fire lane access is required throughout the project. Fire lanes shall be a minimum 22 feet in width with 30-foot interior radius and 50 foot exterior radius unless otherwise permitted by the Fire Code.
4. **Loading Area** A continuous loading area, a minimum 8 feet in width, shall be provided for parking and loading in addition to the fire lane along any building face where there is access to the storage units.

**C. DESIGN CRITERIA**

Miniwarehouse/self-storage projects shall be developed in the "fortress design" so that the rear of the buildings have no doors, windows or other openings facing outward. Buildings shall be connected by masonry walls designed to match the building exterior except at the entrance area, where wrought iron fencing may be utilized. The following standards shall also apply.

1. **Separation** The minimum separation between buildings shall be 20 feet, provided that additional separation will be necessary where loading areas and fire lanes are required.
2. **Screening** Projects shall be designed with solid exterior masonry walls with no openings, so that access doors to the storage units are not visible from the public sides of the project. Unless lined, buildings shall be connected by masonry walls, 8-feet in height, designed to match the building exterior except at the entrance area, where wrought iron fencing may be used.
3. **Liners** The outermost wall of buildings with storage units and any connecting walls shall have liner buildings with leasable space for the first and second stories along collector, arterial and highway frontage streets. "Leasable space" shall mean an enclosed area designed



- and intended for any use permitted in the district, except self-storage or warehousing, which requires a valid certificate-of-occupancy and the physical presence of one or more persons to conduct the use.
3. *Office/Apartment* The leasing office, manager's apartment shall be 100% masonry with a "residential-style" design, including materials, doors, windows, roofing, roof pitch, etc., typically used in residential design and construction and shall not exceed one-story in height if adjacent to a residential district. In areas adjacent to nonresidential districts, the zoning district height limit shall apply.
  4. *Exterior Appearance* All building exteriors shall be 100% masonry. Principal facades shall comply with the Community Appearance Manual; provided that on the façade of unlined buildings and connecting walls fronting a local street, the Transparency Principle shall not apply and shall include articulated columns, pilasters or other design features with a minimum relief from the wall of 12 inches.
  5. *Setbacks* The minimum setback adjoining any residential district line shall be 10-feet; provided that the rear of the buildings may be utilized as the required screening wall. All other district setback lines shall apply.
  6. *Building Height* Maximum building height adjacent to a residential district line shall be one-story, generally limited to a maximum of 11-feet. In areas adjacent to nonresidential districts, the district height limit shall apply.
  7. *Landscaping* Professionally designed landscaping, fully irrigated, shall be provided on all public sides of the property and shall include at a minimum, foundation plantings and a tree line. A buffer tree line shall be established within the 10-foot landscape strip adjoining a residential district in accordance with Section 1A-301.
  8. *Mechanical Equipment* No roof-mounted equipment shall be allowed.
  9. *Signage* Signage shall be limited to wall and monument signs, i.e. no pole signs shall be permitted.
  10. *Lighting* Lighting shall be installed with no fixtures extending above the rooflines and/or shining toward the residential district.



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 23300 IH-635  
(A map is attached for reference)

**FILE NUMBER:** Z1018-0071

**APPLICANT:** Daniel Boswell, 1<sup>st</sup> Choice Self Storage

**REQUEST:** From: GR, General Retail  
To: PD-GR, Planned Development-General Retail to allow a "Miniwarehousing/  
Self-Storage" facility.

**LEGAL DESCRIPTION**

15.177 acres located within the Alexander Chumley Survey, Abstract No. 340 and L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, February 25, 2019** 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, March 4, 2019** in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jmatthews@cityofmesquite.com.

**REPLY FORM**

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with Planning and Development Services. The protest must be received by 5 pm on **Wednesday, February 20, 2019** to be included in the Planning and Zoning Commission packet and by 5 pm on **Wednesday, February 27, 2019** to be included in the City Council packet. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. 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. This form should be returned to the Planning Division.

(Complete and return)  
Do not write on the reverse side of this form.

Zoning Case: Z1018-0071

I am in favor of this request ☒

I am opposed to this request ☐

Name: (required)

Address: (required)

Richard Squires

10453 Lemay

Dallas TX 75229

Reasons (optional):

The land has been vacant for a long time. This is an excellent  
an attractive use which creates sales tax, real estate tax  
and makes the land productive. It is a good thing to do  
and positive to the City and to the community.

Please respond by returning to:

PLANNING DIVISION  
Johnna Matthews  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE, TX 75185-0137



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

LOCATION: 23300 IH-635  
(A map is attached for reference)

FILE NUMBER: Z1018-0071

APPLICANT: Daniel Boswell, 1<sup>st</sup> Choice Self Storage

REQUEST: From: GR, General Retail  
To: PD-GR, Planned Development-General Retail to allow a "Miniwarehousing/  
Self-Storage" facility.

**LEGAL DESCRIPTION**

15.177 acres located within the Alexander Chumley Survey, Abstract No. 340 and L.J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas

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Do not write on the reverse side of this form.

Zoning Case: Z1018-0071  
I am in favor of this request ☒  
I am opposed to this request ☐  
Reasons (optional): I am glad to see some quality development like this self storage project get built on this site. Hopefully this will open up some additional development for the land corner at LBJ + Cartwright Rd.

Name (required): Paul Kuylen  
Address (required): 3620 Galloway Ave.  
Plano, TX 75093

Please respond by returning to:  
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CITY OF MESQUITE  
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MESQUITE, TX 75185-0137