

**PLANNING AND ZONING
CASE SUMMARY**

BACKGROUND

APPLICANT: WRA Architects, Inc., on behalf of Mesquite ISD (MISD)

REQUESTED ACTION: Rezone from Planned Development (PD) – Single Family Residential to Planned Development – Single Family Residential with a Conditional Use Permit to allow Mesquite Choice High School.

LOCATION: 4200 Faithon P. Lucas Blvd.

CASE NUMBER: Z0119-0085

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Conditional Use Permit (CUP) to allow a new high school generally located east of City's softball complex and north of Faithon P. Lucas Sr. Blvd. The new 2,000 student school will be MISD's sixth high school and is anticipated to be completed by the summer of 2021. The new school will be a choice high school, focusing on academics and career preparation.

The applicant provided a completed Traffic Impact Analysis to the Traffic Engineering Division. The Manager of Traffic Engineering has accepted its preliminary findings. Based on enrollment of 2,000 students, the model estimates an average queue length of 1,170 feet with a maximum length of 1,350 feet for high demand days for drop-offs and pick-ups. The proposed layout of the high school will have over 1,600 feet of queueing capacity which is sufficient to meet the anticipated demand and will allow for queueing of drop-offs and pick-ups without backing up into the streets.

The TIA also included recommendations for three intersections that will be impacted by the new high school. The three intersections are located within the City of Balch Springs. MISD and their consultants met with City of Balch Springs staff on March 19, 2019. Balch Springs indicated that they very are supportive of the new school and will work with MISD to mitigate the impact on the surrounding intersections.

RECOMMENDATION

At the March 25, 2019 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted 6-1 (Ms. Yolanda Sheppard dissenting) to recommend approval of the request with the following conditions.

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