

**FILE NO.:** Z0119-0085

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

March 11, 2019  
April 1, 2019

#### GENERAL INFORMATION

**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 a high school  
**LOCATION:** 4200 Faithon P. Lucas Sr. Blvd.

#### SITE BACKGROUND

**EXISTING LAND USE AND SIZE:** The 44 +/- acres site is undeveloped.

**SURROUNDING LAND USE AND ZONING (see attached map):** To the east is undeveloped property zoned PD – Single Family. To the south are single family homes zoned Agriculture. To the north is a single family subdivision zoned PD – Single Family. To the west is the City’s Softball Complex zoned General Retail.

**ZONING HISTORY:**  
1984: Annexed and zoned Agriculture.  
1985: Zoned PD – Single Family 2130  
1986: Zoned PD – Single Family 2344

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

**GENERAL:** 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 school will be MISD’s sixth high school that will have a 2,000-student capacity and is anticipated to be completed by the Summer of 2021. The funding for the new high school was approved as part of the 2018 MISD Bond election.

The new high school, currently referred to as the Choice High School, will have a career-oriented curriculum that will serve students from all of MISD's school attendance zones. Unlike a traditional high school, the new school will not offer extracurricular programs and will focus on academics and career preparation. The campus will not include outdoor athletic fields. The new school will allow the school district to reduce student population at the other five high schools by allowing incoming high school students to enroll in one of the career-oriented programs at the new school, thereby reducing the dependence on portable buildings at the existing high schools.

In 2018, City Council approved a text amendment to the Mesquite Zoning Ordinance (MZO) to require all new or expanding primary and secondary schools to obtain a CUP. In addition, the text amendment requires that applicants submit a Traffic Impact Analysis (TIA) with the Conditional Use

Permit for review by the Traffic Engineering Division of the City. The applicant provided a completed TIA to the Traffic Engineering Division. The Manager of Traffic Engineering reviewed the TIA and its preliminary findings.

#### STAFF COMMENTS

The Mesquite Comprehensive Plan designates the subject property as Low Density Neighborhood. The Plan describes the intent of the Low Density Neighborhood designation as follows:

The Low Density Neighborhood designation sets aside residential areas of lower than average densities to provide larger lots and increased privacy, thereby assuring that a full range of housing choices are available in the City. This designation is applied in existing areas of R-1-standard homes and in developing areas in the southeast sector of the City which have high levels of accessibility and where new, updated development standards, including special design features and amenities, can be applied.

The subject property was rezoned in 1986 to a PD – Single Family Residential, but was never developed. Staff does not expect the proposed use to conflict with the Mesquite Comprehensive Plan or with the existing zoning.

**Mesquite Zoning Ordinance Sec. 5-303: Review Criteria for Conditional Use Permits (Staff comments are provided below each criteria.)**

**1. Existing Uses**

*The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.*

**The proposed use is compatible with surrounding residential uses. The proposed use also conforms to the current zoning of the subject property as well as to the Comprehensive Plan. It is not anticipated that the proposed use will have an adverse impact on the surrounding area.**

**2. Vacant Properties**

*The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

**Staff does not expect this proposed use to impact the development or redevelopment of any nearby property. The proposed school can be an incentive to attract additional residential developments in the area.**

**3. Services**

*Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*

**The applicant will be required to provide adequate utilities, access roads and drainage facilities to the site.**

**4. Parking**

*Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.*

**The proposed high school will be required to provide sufficient parking spaces and stacking.**

**5. Performance Standards**

*Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

**Staff anticipates no disturbances to neighboring businesses as a result of the proposed use.**

**Analysis**

The proposed CUP to allow a new high school is consistent with the future land use designation of the Comprehensive Plan as well as with the existing PD zoning. The proposed choice high school will allow the school district to reduce the need for portable buildings at the district's other five high schools. As indicated previously, the applicant submitted a TIA which the Manager of Traffic Engineering reviewed and has accepted its preliminary findings. The TIA states that based on the 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. Below are the TIA's recommendations for mitigation at the three intersections. 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. Summary of their comments is provided in italics.

**Mercury Road and Faithon P. Lucas Sr. Boulevard (FPLS) and McKenzie Road**

- Stop signs should be installed on the Mercury Road and FPLS Boulevard approaches of this intersection to provide all-way stop control. *City of Balch Springs concurs with this recommendation.*

**Pioneer Road and McKenzie Road**

- Stop signs should be installed on the Pioneer Road approaches of this intersection to provide all-way stop control. *City of Balch Springs concurs with this recommendation. However, it was indicated that Balch Springs may eventually install a traffic signal.*

**Mercury Road and Belt Line Road**

- Improvements are needed to this intersection to mitigate the deficiencies in the existing and future scenarios. Three possible intersection control types were analyzed including, all-way stop control, signalization and installation of a roundabout. *Balch*

## ZONING RECLASSIFICATION

FILE NO.: Z0119-0085

Page 4

*Springs' Staff expressed that a traffic signal is the desired improvement but is open to an all-way stop until funding is secured and the traffic increases. Improvements to this intersection will involve a collaborate effort between the City of Balch Springs, MISD and the developer of approximately 400 single family homes near Belt Line Road and Mercury Road.*

### RECOMMENDATIONS

Staff recommends approval of the Conditional Use Permit to allow a choice high school with the following stipulations:

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.

### PUBLIC NOTICE

Staff mailed notices to property owners within 200 feet of the property. Staff has received one response in favor of the request and four opposed.

### ATTACHMENTS



- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Site Pictures
- 5 – Public Notice Responses
- 6 – Concept Plan
- 7 – TIA Executive Summary

Attachment 1 – Aerial Map



Request: Rezoning from PD – Single Family #2344 to PD – Single Family #2344 with a Conditional Use Permit to allow a high school.  
Applicant: WRA Architects, Inc. on behalf of Mesquite ISD.  
Location: 4200 Faithon P Lucas Sr

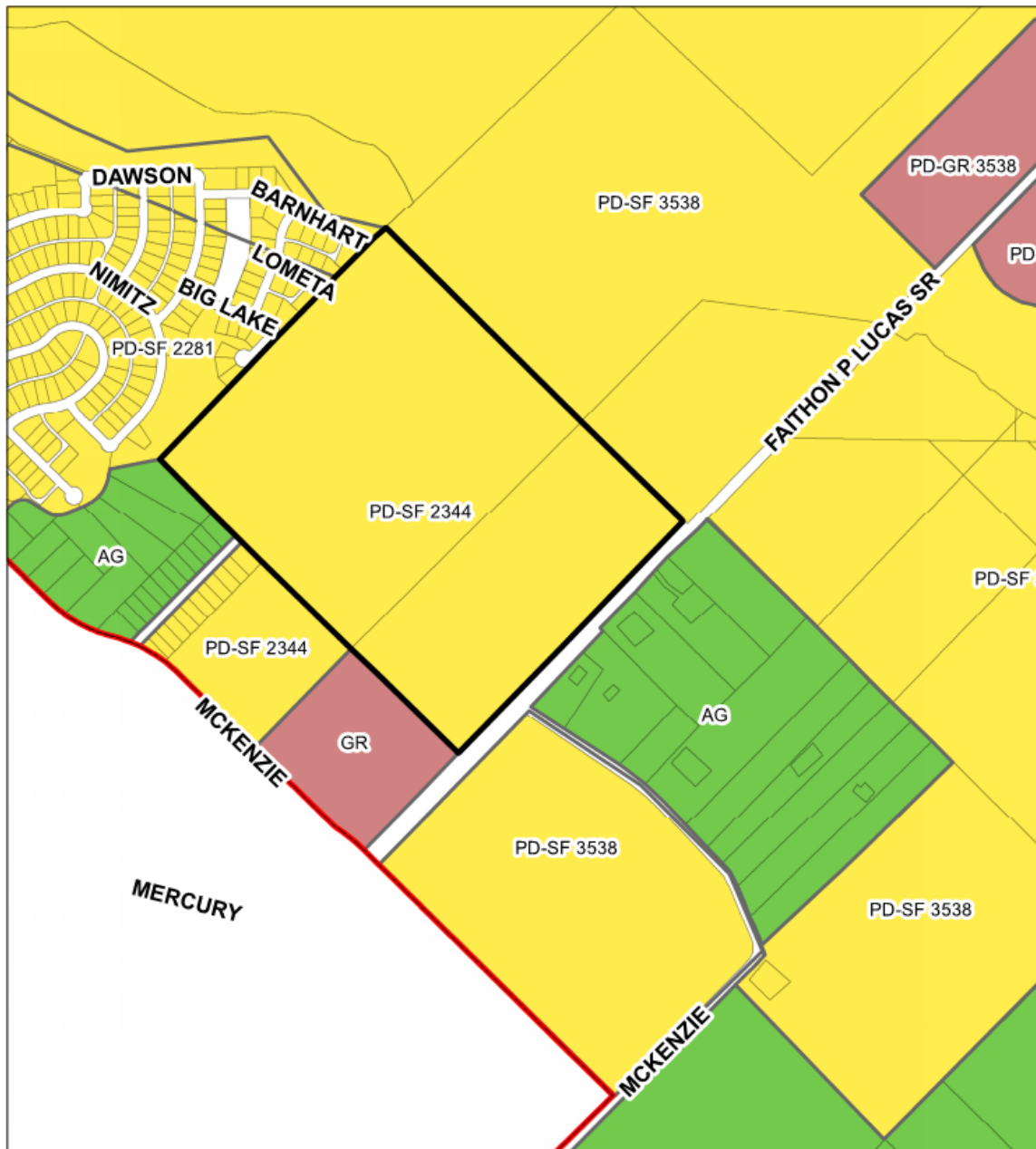
Legend

-  Subject Property
-  City Limits





Attachment 2 – Zoning Map



Request: Rezoning from PD – Single Family #2344 to PD – Single Family #2344 with a Conditional Use Permit to allow a high school.  
 Applicant: WRA Achitects, Inc. on behalf of Mesquite ISD.  
 Location: 4200 Faithon P Lucas Sr

**Legend**

- Subject Property
- City Limits



Attachment 3 – Notification Map



Request: Rezoning from PD – Single Family #2344 to PD – Single Family #2344 with a Conditional Use Permit to allow a high school.  
 Applicant: WRA Achitects, Inc. on behalf of Mesquite ISD.  
 Location: 4200 Faithon P Lucas Sr

Legend

- Subject Property
- Noticed Properties
- City Limits



**Attachment 4 – Site Pictures**



Looking north from intersection of Faithon P. Lucas Sr Blvd and McKenzie Rd



Looking west from Faithon P. Lucas Sr. Blvd.



**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 9**

**Attachment 5 – Public Notice Responses**



**CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

**LOCATION:** 4200 Faithon P. Lucas Sr Blv  
(See attached map for reference)

**FILE NUMBER:** Z0119-0085

**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District

**REQUEST:** From: Planned Development – Single Family #2344  
To: Planned Development – Single Family #2344 with a Conditional Use Permit

The requested Zoning Change would allow the new Mesquite Choice High School. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 **March 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 25th** to be included in the City Council packet. The protest shall object to the zoning map amendment 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: Z0119-0085**

I am in favor of this request ☒

Name: (required)

Address: (required)

*Mary E. Zempleton*  
*4050 Faithon P. Lucas*  
*Mesquite, Tex 75181*

I am opposed to this request ☐

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION  
Garrett Langford  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 10**



**CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

**LOCATION:** 4200 Faithon P. Lucas Sr Blv  
(See attached map for reference)

**FILE NUMBER:** Z0119-0085

**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District

**REQUEST:** From: Planned Development – Single Family #2344  
To: Planned Development – Single Family #2344 with a Conditional Use Permit

The requested Zoning Change would allow the new Mesquite Choice High School. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 **March 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 25th** to be included in the City Council packet. The protest shall object to the zoning map amendment 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: Z0119-0085**

I am in favor of this request

Name (required)

Address (required)

*Michael Templeton*  
*4200 Faithon Lucas*  
*Mesquite TX 75181*

I am opposed to this request

Reasons (optional):

*See letter dated 3.4.19*

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

March 4, 2019

Council Members, City of Mesquite  
Garrett Langford, Manager of Planning & Zoning  
City of Mesquite Planning Division

Regarding: 4200 Faithon P Lucas Sr Blvd | File Number Z0119-0085

I am opposed to this request.

I am not opposed to the building of the "Choice High School" but I am opposed to the amount of traffic that will travel along Faithon P Lucas Sr Blvd because of the building of this school. Were the condition of Faithon P Lucas Sr Blvd between Horn High School and the Girls Softball Field in optimal condition, I would be in favor of the building of this school at this location.

As of today, the condition of the road is dangerous to vehicular traffic. A crumbling road bed, disintegrating sides of the road and large pot holes all but prevent travel in this area. In protection of ones' vehicle and in an attempt to avoid this dangerous and narrow two lane road, most people travel well below the speed limit. Many other people speed around the slower drivers causing an even more dangerous situation.

As documented by the Mesquite Police Department and my emails to Captain Gill, this road is favored by large, eighteen wheel trucks. Although there is a sign indicating "no trucks allowed" at both ends of this portion of Faithon P Lucas Sr Blvd, these trucks, dump trucks and cement trucks travel this area almost daily. A documentation of my emails and the amount of tickets issued to these truck drivers should help you determine the validity of my claim.

Again, I am not opposed to the building of this school, nor am I against the location, but, unless and until something is done to rebuild or in the least repair Faithon P Lucas Sr Blvd this project should be postponed or located to another site.

Respectfully,

  
Michael Templeton  
4040 Faithon P Lucas Sr Blvd  
Mesquite, TX 75181  
972-222-2697

**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 12**



**CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

**RECEIVED  
MAR 05 2019  
PLANNING AND ZONING**

**LOCATION:** 4200 Faithon P. Lucas Sr Blv  
(See attached map for reference)

**FILE NUMBER:** Z0119-0085

**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District

**REQUEST:** From: Planned Development – Single Family #2344  
To: Planned Development – Single Family #2344 with a Conditional Use Permit

The requested Zoning Change would allow the new Mesquite Choice High School. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 **March 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 25th** to be included in the City Council packet. The protest shall object to the zoning map amendment 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: Z0119-0085**

I am in favor of this request

I am opposed to this request ☒

Reasons (optional):

Name (required)

Address (required)

Steve S Now  
4680 Faithon P. Lucas Blvd  
Mesquite, TX 75181

Heavy road  
traffic  
noise

Decreased Property Value,  
Heavy Traffic / more damage to "already"  
Lights left on at Night terribly  
damaged  
road

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



**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 13**



**CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

**LOCATION:** 4200 Faithon P. Lucas Sr Blv  
(See attached map for reference)

**FILE NUMBER:** Z0119-0085

**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District

**REQUEST:** From: Planned Development – Single Family #2344  
To: Planned Development – Single Family #2344 with a Conditional Use Permit

The requested Zoning Change would allow the new Mesquite Choice High School. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 **March 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 25th** to be included in the City Council packet. The protest shall object to the zoning map amendment 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:** Z0119-0085

I am in favor of this request

Name (required)

Address (required)

Judy A. Lott / Judy A. Lott

1512 Big Lake Dr, Lott

Mesquite, Tex 75181

I am opposed to this request

Reasons (optional):

↓ in home value, ↑ in noise - traffic -  
athletic fields - tennis courts - sand practice  
use of night time lighting - students accessing  
the school grounds from areas of the neighborhood  
that will be affected negatively!

Please respond by returning to:

PLANNING DIVISION  
Garrett Langford  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

**RECEIVED**

**MAR 08 2019**

**PLANNING AND ZONING**

**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 14**



**CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

**LOCATION:** 4200 Faithon P. Lucas Sr Blv  
(See attached map for reference)

**FILE NUMBER:** Z0119-0085

**APPLICANT:** WRA Architects, Inc. on behalf of Mesquite Independent School District

**REQUEST:** From: Planned Development – Single Family #2344  
To: Planned Development – Single Family #2344 with a Conditional Use Permit

The requested Zoning Change would allow the new Mesquite Choice High School. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**

Being 44.097 +/- acres in the JP Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, TX

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 11, 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, **April 1, 2019**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 **March 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 25th** to be included in the City Council packet. The protest shall object to the zoning map amendment 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: Z0119-0085**

I am in favor of this request

Name (required)

Address (required)

Bill + Melinda Blair  
3800 Faithon P. Lucas Sr. Blvd  
Mesquite, TX 75181

I am opposed to this request X

Reasons (optional):

Road Conditions + traffic patterns  
on Faithon P. Lucas Sr Blvd  
see attached letter + photos

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

**RECEIVED**

**MAR 07 2019**

**PLANNING AND ZONING**

## ZONING RECLASSIFICATION

FILE NO.: Z0119-0085

Page 15

March 6, 2019

Council Members, City of Mesquite

Garrett Langford, Manager Planning & Zoning

City of Mesquite Planning Division

Regarding Zoning Case Z0119-0085

**We are opposed to this zoning change request.**

The Infrastructure abutting 4200 Faithon P Lucas, ie Faithon P. Lucas Sr Blvd, has serious road conditions that need to be considered before a school is built on 4200 Faithon P. Lucas Sr Blvd.

Some of the conditions include

- Blind spots
- Heavy traffic, including 18 wheelers, wide load haulers, dump trucks, etc.
- No High Water signs – this road has flooded 3 times in the last 12 months.
- Uneven lanes
- Very large pot holes
- Additional road maintenance needed

Mr. Langford was kind enough to send me the concept plan developed by WRA Architects.

Using that document, the diagrams and survey markers, I took some pictures which are attached to this protest. As a follow-up, I will also email this letter and attachments to Mr. Langford and each council member for whom I have email addresses.

The blind spot is illustrated in the following pictures and video:

1. Video taken at the beginning of the acceleration lane on Lucas.
2. Image 1 taken at the beginning of the acceleration lane on Lucas.
3. Image 2 taken just prior to the entrance of 4080 Lucas which is the midpoint of the acceleration lane on Lucas.

Image 3 illustrates heavy truck traffic that is seen daily on Lucas even though there are signs prohibiting truck traffic on this stretch of Lucas.

Image 4 illustrates deterioration of the road which can be seen up and down Lucas between McKenzie and Cartwright.

As you recall, October 4, 2018 a bus accident occurred on Lawson Road which resulted in the death of a student. The conditions described above are such that a catastrophic accident could result.

**It is extremely irresponsible and poor planning on the part of the City of Mesquite as well as Mesquite Independent School District to move forward building a school without also addressing and correcting the road conditions adjacent to the property.**

Over 30 years ago we were told Faithon P. Lucas Sr. Blvd would be a 4 lane divided road. Now is the time to follow through on that plan.

Respectfully,

Melinda M. Blair *Melinda M. Blair*

Bill E. Blair *Bill Blair*

3800 Faithon P. Lucas Sr Blvd

[melindamblair@yahoo.com](mailto:melindamblair@yahoo.com) / 214-725-9124

**RECEIVED**  
**MAR 07 2019**  
**PLANNING AND ZONING**



**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 16**







**ZONING RECLASSIFICATION**

**FILE NO.: Z0119-0085**

**Page 18**





