

FILE NUMBER: Z0919-0108
REQUEST FOR: Conditional Use Permit for McDonald Middle School
CASE MANAGER: John Chapman

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, October 14, 2019
City Council: Monday, November 4, 2019

GENERAL INFORMATION

Applicant: WRA Architects
Requested Action: Conditional Use Permit for McDonald Middle School including a new gymnasium addition and parking.
Location: 2930 N Town East Boulevard

PLANNING AND ZONING ACTION

Decision: The Planning and Zoning Commission approved the Conditional Use Permit (CUP) for a public school as presented.
Conditions: No conditions were placed on the CUP.

SITE BACKGROUND

Platting: TH McDonald Middle School Replat, Block A, Lot 14
Size: 20.15 acres
Zoning: R-3, Single Family Residential
Land Use: Public/Semi-Public
Zoning History: 1951 – Annexed into City of Mesquite
1955 – First Zoning Districts Established; Zoned Residential
1964 – Zoned to R-3 Single Family Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	O – Office, R-2 – Single Family Residential, R-3 – Single Family Residential, SF-PD Single Family Planned Development,	Low Density Residential; Office; Parks, Open Space, Drainage
SOUTH:	R-3 – Single Family Residential	Low Density Residential

EAST:	O – Office, GR – General Retail, R-3 – Single Family Residential	Town East and Motley Special Planning Area; Office; Low Density Residential
WEST:	R-3 – Single Family Residential, R-2 – Single Family Residential	Parks, Open Space, Drainage; Low Density Residential

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow a 12,890 square-foot addition to the McDonald Middle School located at 2930 N Town East Boulevard. The addition will include a new gymnasium, which will also serve as a storm shelter. The new will addition will include additional parking.

In 2018, Mesquite 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 Site Operations Letter (attachment 6) from Binkley & Barfield evaluating the proposed expansion project at McDonald Middle School from a traffic perspective and found there will be no increase in student population with the addition of the gymnasium. The letter states there are no pre-existing issues related to traffic, no change in routes, queueing, or stacking, and that there will be no classroom additions. The Manager of Traffic Engineering reviewed the letter and concurred with the applicant's assessment.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property within a Public/Semi-Public area. The purpose of the Public/Semi-Public designation is to serve a public purpose and are generally related to a public entity like government offices, public safety facilities, and public educational facilities.

STAFF COMMENTS:

The proposed CUP to allow the addition onto McDonald Middle School is consistent with the future land use designation of the *Mesquite Comprehensive Plan* as well as with the existing zoning.

MESQUITE ZONING ORDINANCE

SEC. 5-303: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

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.

STAFF COMMENTS:

Staff does not believe the continuance of McDonald Middle School at this location will be injurious to the use and enjoyment of other property in the immediate 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 COMMENTS:

There are not vacant properties surrounding McDonald Middle School.

3. Services

Adequate utilities, access roads, and drainage facilities are available and are sufficient for accommodating the demands associated with the request for a Conditional Use Permit.

STAFF COMMENTS:

Adequate utilities, access roads, and drainage facilities are available and sufficient for the demands of McDonald Middle School.

4. Parking

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

STAFF COMMENTS:

The addition of the gymnasium to the middle school will be required to provide sufficient parking spaces and stacking. Based on the concept plan, the addition meets the parking and stacking standards.

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 COMMENTS:

No nuisances have been reported regarding McDonald Middle School, and Staff believes there will be no new nuisances with the addition of the gymnasium.

CONCLUSIONS

ANALYSIS

The proposed CUP for McDonald Middle School is consistent with the future land use designation of the *Mesquite Comprehensive Plan* and the existing zoning. The gymnasium addition is proposed to meet all applicable requirements of the Mesquite Zoning Ordinance. As previously indicated, the applicant did submit a Site Operations Letter regarding the existing traffic conditions on the site and it is not expected to negatively change the traffic pattern. The Site Operations Letter has indicated that there will be no increase in the student population, there are no pre-existing issues concerning arrival and dismissal operations, there will be no changes to the existing routes, queueing, or stacking, and there will not be any classroom additions.

RECOMMENDATIONS

Staff recommends the approval of the Conditional Use Permit for McDonald Middle School.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received two notices in opposition to the request and two notices in favor of the request.

CODE CHECK

After visiting the site, there were no visible code violations at the time of this writing.

ATTACHMENTS

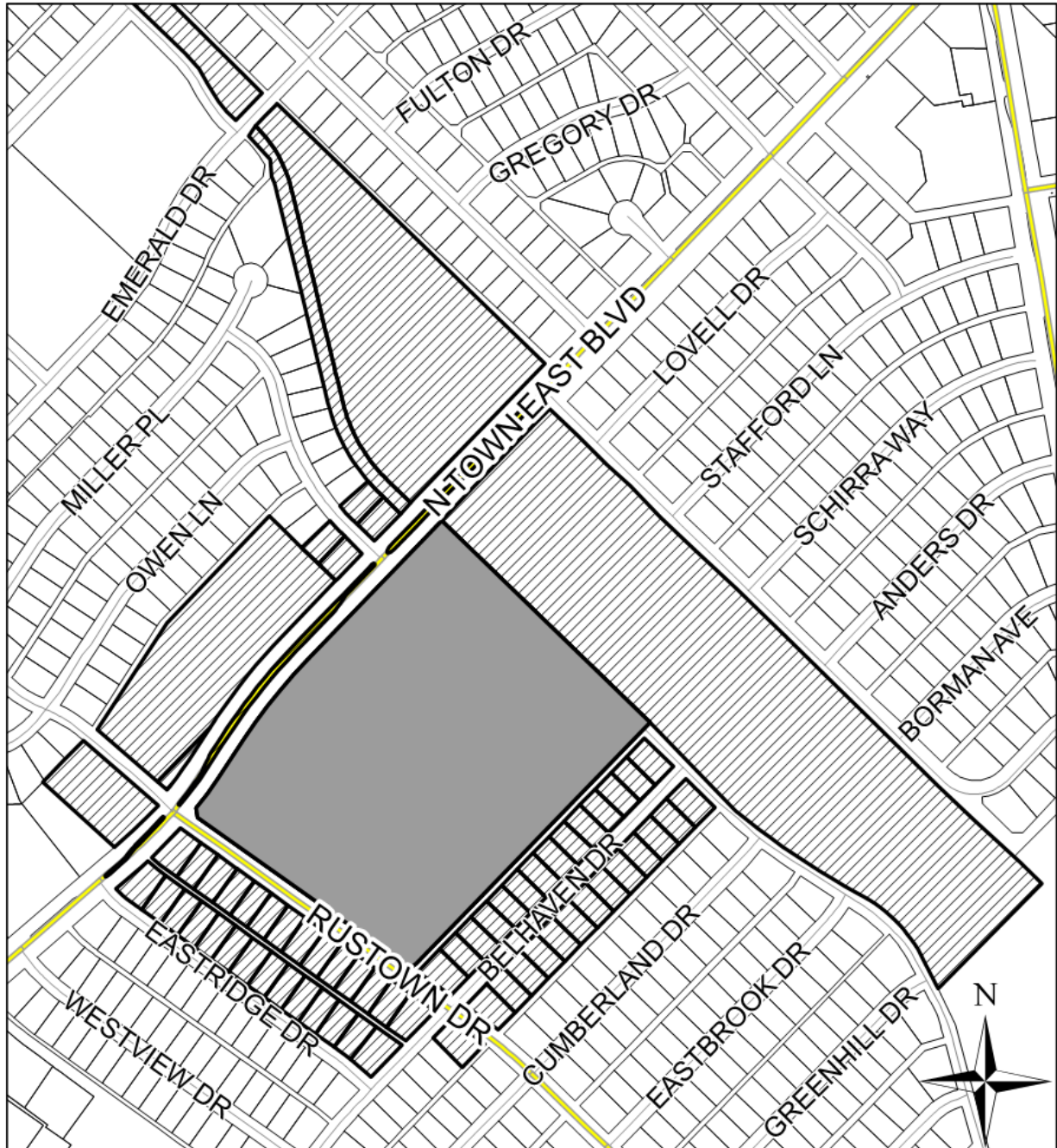
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Pictures
5. Conceptual Site Plan
6. Site Operations Letter
7. Returned Notices

ATTACHMENT 1 – AERIAL MAP





ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



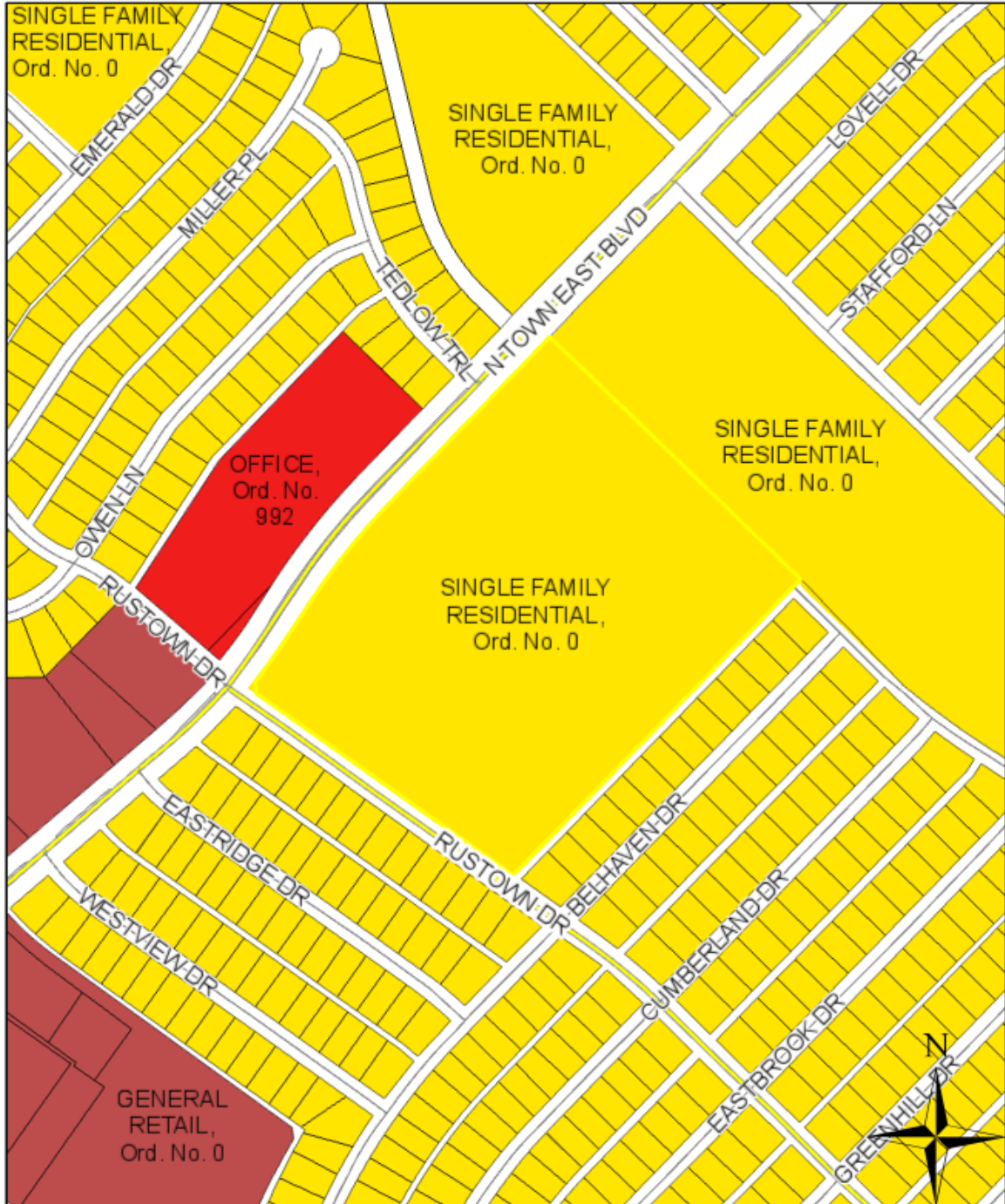
Request: Conditional Use Permit for an existing Middle School.
Applicant: 2930 N Town East Blvd
Location: WRA Architects, Inc.

Legend

-  Subject Property
-  Noticed Properties

ATTACHMENT 3 – ZONING MAP

Zoning Map



Legend

 Subject Property

ATTACHMENT 4 – SITE PICTURES



Site Photo 1: View east of future gymnasium and parking site



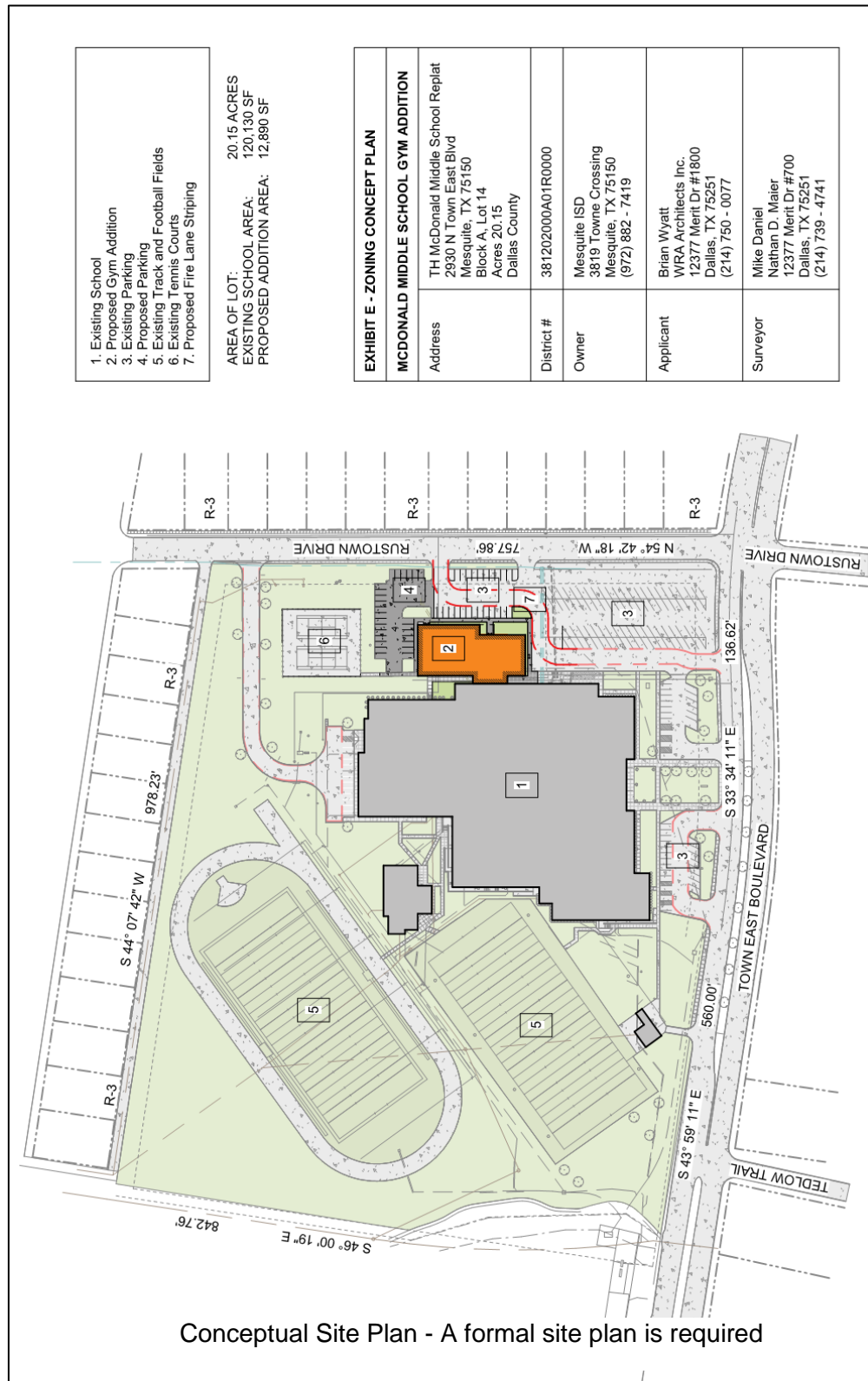
Site Photo 2: View northeast of future gymnasium and parking site

ATTACHMENT 4 – SITE PICTURES



Site Photo 3: View southeast of the future gymnasium and parking site

ATTACHMENT 5 – CONCEPTUAL SITE PLAN



ATTACHMENT 6 – SITE OPERATIONS LETTER



October 3, 2019

Mr. Garrett Langford, AICP, CNU-A
Manager of Planning and Zoning – City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

RE: Mesquite Independent School District
McDonald Middle School Expansion Project – Site Operations Letter

Dear Mr. Langford:

Mesquite Independent School District (MISD) has retained the services of Binkley & Barfield to evaluate the proposed expansion project at McDonald Middle School from a traffic perspective. We had previously prepared and submitted a letter in May 2019 affirming that no new trips would be generated as a result of this project. It is my understanding that the City has new concerns regarding the site's existing operations and the impact the new gymnasium may have on operations. As such, the City has requested that a Licensed Traffic Engineer confirm the following conditions:

1. There will be no increase in student population;
2. There are no pre-existing issues;
3. There will be no change in routes, queueing or stacking; and,
4. There will be no classroom additions

In coordination with MISD, our office has prepared the following responses to the conditions set forth above.

Condition #1 – There will be no increase in student population

Enclosed is a letter from MISD (dated May 8, 2019) confirming that the student population will not increase at McDonald Middle School as a result of the gymnasium addition.

Condition #2 – There are no pre-existing issues

Representatives from our office traveled to McDonald Middle School to observe afternoon dismissal operations and morning arrival operations on October 1, 2019 and October 2, 2019, respectively. **Figure 1** has been prepared to illustrate driveway assignments, vehicles routes, specific areas mentioned in the notes below.

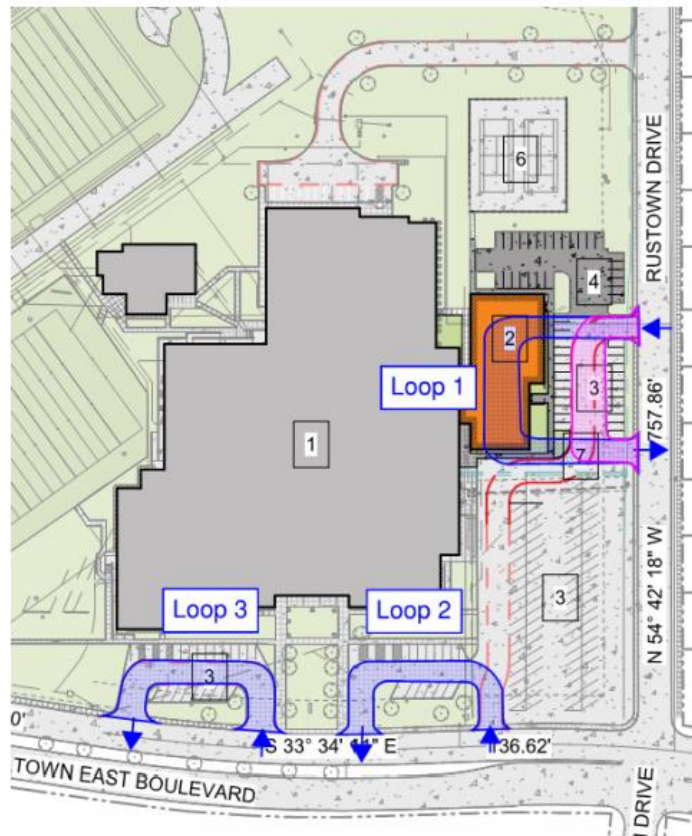


Figure 1

Morning Arrival Observation Notes

Vehicles seemed to primarily drop students off at the front of the school in Loop 2 and in front of the existing gym in Loop 1. The majority of vehicles dropping students off in front of the gym exited via the Loop 1 exit, but some cars merged into Loop 2 to exit. Loop 3 (seen used for accessible school bus drop offs) was used by some vehicles, but it was not entirely filled. No staff members were seen outside during this time period. Two crossing guards were observed on the northern leg of the intersection of Town East Boulevard at Rustown Drive from 7:25 AM to 8:25 AM.

The majority of the traffic occurred in the five minutes just before 8:00 AM and in the ten minutes just before 8:25 AM. In these periods of time, the Loop 2 spilled back onto the street. Some vehicles pulled to the space on Town East Boulevard between the Loop 2 and Loop 3 and dropped off the student there.

Afternoon Dismissal Observation Notes

Vehicles began queueing in Loop 2 at 3PM. The queues were mostly full by 3:15 PM. Cars were parked along most of the eastbound side of Rustown Drive, and along parts of the westbound side near the tennis courts. This narrowed the roadway down such that



passenger cars could pass side by side along the road, but larger trucks and buses could not easily do so.

Vehicles were parked in the right lane of Town East Boulevard from the intersection of Rustown and Town East until the far end of the school zone along Town East Boulevard. The center lane was observed to be blocked, but the school crossing guard indicated it was an unusual occurrence. Queues from both Loop 2 and Loop 3 spilled back onto Town East Boulevard. Vehicles in Loop 3 stopped near the entrance, and so Loop 3 was mostly empty despite also spilling back onto the street.

Four staff members were observed assisting traffic flow in the parking lot: two near the Loop 1 and two between the dumpster and Loop 2 to ensure student safety in approaching the crosswalk. An additional person was observed assisting vehicles exiting the Loop 1 exit. Two crossing guards were observed on the northern leg of the intersection of Town East Boulevard at Rustown Drive from 3:25 PM to 4:25 PM.

Conclusions/Recommendations

In summary, two issues were identified during site observations:

- Vehicle queues from Loop 2 and Loop 3 spilled back onto Town East Blvd. However, not all available capacity in each loop was being utilized.
- Vehicles were stopping in right lane of Town East Blvd. to drop-off and pick-up students

Based on our observations, we recommend the following operational improvements:

Utilize the full stacking capacity of Loop 2 & Loop 3

Provide a staff member at each loop to wave vehicles ahead to the head of each loop before loading/unloading to fully utilize the available stacking capacity.

Prevent vehicles from stopping on Town East Boulevard

Loading and unloading of students along Town East Boulevard is not only a traffic issue but is also a safety issue for students. Prevention can be accomplished through parent education and enforcement.

School administration should regularly communicate throughout the school year that vehicles are not permitted to load or unload students on Town East Boulevard. Staff could be positioned at these locations during morning and afternoon times to enforce this restriction and remind parents of the safety concerns involved. Law enforcement could also be utilized to aid in enforcement.

Condition #3 – There will be no change in routes, queueing or stacking

As shown in **Figure 1**, the new gymnasium will change the configuration of Loop 1. The blue area represents the current loop configurations while the magenta area represents the modified loop configuration. No changes are proposed in the areas of Loops 2 or 3.



The reconfigured Loop 1 will provide approximately 90 ft. less stacking capacity than what is currently provided. As such, we recommend that the parking lot striping on the south side of the building be reconfigured to provide a longer path for Loop 1 and the loading/unloading area for Loop 1 be relocated further towards the front of the building.

Condition #4 – There will be no classroom additions

The enclosed letter from MISD (dated May 8, 2019) further confirms that gymnasium addition will not increase classroom space.

In conclusion, the deficiencies identified should be easily mitigated through improvements to arrival/dismissal procedures at the school, additional communication with parents and a minor modification to the existing parking layout. Should you require additional information or have any questions, please feel free to give me a call at 972-644-2800.

Sincerely,

Binkley & Barfield, Inc.
Consulting Engineers

A handwritten signature in black ink, appearing to read 'Derek Sweeney'.

Derek S. Sweeney, P.E.
Project Manager

Enclosures



MESQUITE INDEPENDENT SCHOOL DISTRICT

Don Pool, Executive Director of Construction Services

May 8, 2019

Graham Baumann
WRA Architects
12377 Merit Drive #1800
Dallas, Texas 75251

Re: Student population increase with gymnasium additions at McDonald, Kimbrough, and Wilkinson Middle Schools

With the gymnasium additions at McDonald, Kimbrough, and Wilkinson Middle Schools, Mesquite ISD will not experience an increase of student population at any of these sites. The gymnasium additions do not increase classroom space.

If there are any questions concerning this matter, please do not hesitate getting in contact with me.

Thanks,

A handwritten signature in black ink, appearing to read 'Don Pool', is written over a light blue circular stamp.

Don Pool
Executive Director of Construction Services
Mesquite Independent School District

ATTACHMENT 7 – RETURNED NOTICE



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2930 N Town East Blvd
(See attached map for reference)

CASE NUMBER: Z0919-0108

APPLICANT: WRA Architects

REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit (CUP) to permit an existing middle school.

Mesquite Independent School District (MISD) is requesting a Conditional Use Permit for McDonald Middle School. As part of the CUP request, MISD is proposing to construct a new gym addition for the school.

LEGAL DESCRIPTION

T H McDonald Middle School, Block A, Lot 14

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **October 14, 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, **November 4, 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) 329-8543 or jchapman@cityofmesquite.com

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. 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. The form should be returned to the Planning Division by 5:00 pm on **October 7, 2019** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **October 15, 2019** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Case Number: Z0919-0108

Name: (required) Robert James

I am in favor of this request

Address of Noticed Property: 27212721 Rustown DR, Mesquite, TX 75150

I am opposed to this request ☒

Owner Signature: Robert James

Date: 8 OCT, 2019

Reasons (optional):

ALREADY HAVE ONE ON SITE.

Please respond by returning to: PLANNING DIVISION
JOHN CHAPMAN
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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T H McDonald Middle School, Block A, Lot 14

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(Complete and return)

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By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Case Number: Z0919-0108 Name: (required) Donald E. Grant and Betty Nugent Grant

I am in favor of this request ☒ Address of Noticed Property: 2537 Belhaven

I am opposed to this request ☐ Owner Signature: Donald E. Grant Date: 10-6-19
Betty Nugent Grant

Reasons (optional): _____

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

RECEIVED

OCT 09 2019

PLANNING AND ZONING



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

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(See attached map for reference)

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(Complete and return)

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Case Number: Z0919-0108 Name: (required) J. KYLE FELTS

I am in favor of this request ☒ Address of Noticed Property: 2930 N TOWN EAST BLVD.

I am opposed to this request ☐ Owner Signature: [Signature] Date: 10-6-2019

Reasons (optional): _____

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

RECEIVED
OCT 09 2019
PLANNING AND ZONING



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2930 N Town East Blvd
(See attached map for reference)

CASE NUMBER: Z0919-0108

APPLICANT: WRA Architects

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(Complete and return)

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Case Number: Z0919-0108 Name: (required) Mildred CHAMBERS

I am in favor of this request Address of Noticed Property: _____

I am opposed to this request Owner Signature: Mildred Chambers Date: 10-5-19

Reasons (optional): Traffic & noise. Heavy equipment destroys street

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

RECEIVED
OCT 09 2019
PLANNING AND ZONING

Property Owner of 2713 Rustown Dr