

**FILE NUMBER:** Z0819-0106  
**REQUEST FOR:** Conditional Use Permit for Cannaday Elementary School  
**CASE MANAGER:** John Chapman

### **PUBLIC HEARINGS**

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

### **GENERAL INFORMATION**

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**Applicant:** WRA Architects  
**Requested Action:** Conditional Use Permit for Cannaday Elementary School, including new classroom additions.  
**Location:** 2701 Chisolm Trail

### **PLANNING AND ZONING ACTION**

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**Decision:** The Conditional User Permit (CUP) for a public school was approved as presented.  
**Conditions:** No conditions were placed on the CUP.

### **SITE BACKGROUND**

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**Platting:** JC Cannaday Elementary School, Block A, Lot 1  
**Size:** 4.42 acres  
**Zoning:** Single Family Planned Development (Ord. No. 1505)  
**Land Use:** Public/Semi-Public  
**Zoning History:** 1951 – Annexed into City of Mesquite  
1955 – First Zoning Districts Established; Zoned Residential  
1964 – Zoned to R-2 and R-3 Single Family Residential  
1979 – R-2 and R-3 to Single Family Planned Development

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>LAND USE</b></u>
<b>NORTH:</b>	Multi Family Planned Development	High Density Residential
<b>SOUTH:</b>	Single Family Planned Development	Low Density Residential
<b>EAST:</b>	Single Family Planned Development	Parks, Open Space, Drainage
<b>WEST:</b>	Single Family Planned Development	Low Density Residential

## CASE SUMMARY

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The applicant is requesting a Conditional Use Permit (CUP) to allow a 15,310 square-foot addition to the Cannaday Elementary School located at 2701 Chisolm Trail. The addition will include 11 new classrooms. Other improvements to the site include the removal of 11 temporary classrooms, and an extended fire land and parent drop-off stacking lane around the perimeter of the school.

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 applicants to submit a Traffic Impact Analysis (TIA) and a Traffic Management Plan (TMP) with the Conditional Use Permit for review by the Traffic Engineering Division of the City. The applicant provided a TIA from Binkley & Barfield evaluating the proposed expansion project at Cannaday Elementary from a traffic perspective and found there will be no increase in student population with the addition of classrooms. The TIA and TMP state that the proposed improvements will address pre-existing issues related to traffic and stacking.

## MESQUITE COMPREHENSIVE PLAN

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The *Mesquite Comprehensive Plan* designates the subject property within a Public/Semi-Public area. The intent 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 Cannaday Elementary School is consistent with the future land use designation of the *Mesquite Comprehensive Plan* as well as with the existing zoning.

## MESQUITE ZONING ORDINANCE

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### SECTION 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 Cannaday Elementary School 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 Cannaday Elementary 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 or are planned, and will be sufficient for the demands of Cannaday Elementary School.

### **4. Parking**

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

#### **STAFF COMMENTS:**

Based on the conceptual site plan and number of classrooms, the parking requirement for an elementary school, 1 space per 2 classrooms, will be met.

### **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 Cannaday Elementary School, and Staff believes there will be no new nuisances with the proposed addition.

## **CONCLUSIONS**

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### **ANALYSIS**

The Cannaday Elementary classroom addition is proposed to meet all requirements of the Mesquite Zoning Ordinance. The TIA and TMP submitted by Binkley & Barfield demonstrate that MISD will address the pre-existing traffic issues and stacking concerns with the proposed expansion of the stacking lane around the elementary school totaling in 1,475 feet. The TIA stated that “based on the enrollment of 700 students, the model estimates an average queue length of 1,160 feet with a maximum length of 1,335 feet for high demand days.” The Mesquite Traffic Engineering Division reviewed and accepted the conclusions of the TIA and TMP for the purposes of this CUP.

### **RECOMMENDATIONS**

Staff recommends the approval of the Conditional Use Permit for Cannaday Elementary School.

## **PUBLIC NOTICE**

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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 returned notices in favor of the request.

## **CODE CHECK**

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

## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Pictures
5. Conceptual Site Plan
6. Autoturn Exhibit
7. TIA Executive Summary
8. Returned Notices



ATTACHMENT 1 – AERIAL MAP







ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

# Notification Map

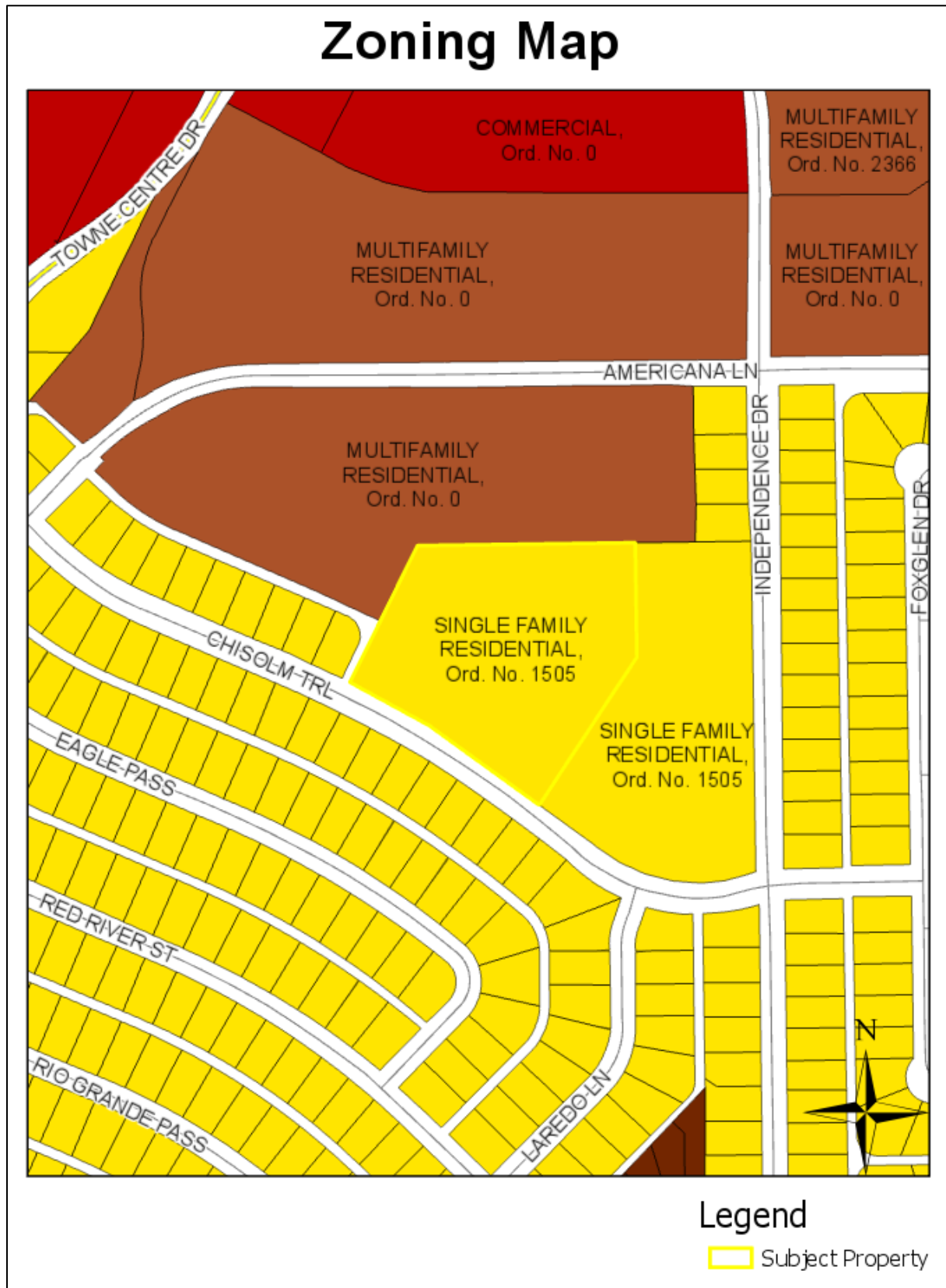


**Request:** Conditional Use Permit for an existing Elementary School.  
**Applicant:** 2701 Chisolm Trail  
**Location:** WRA Architects, Inc.

## Legend

-  Subject Property
-  Noticed Properties

ATTACHMENT 3 – ZONING MAP





**ATTACHMENT 4 – SITE PICTURES**

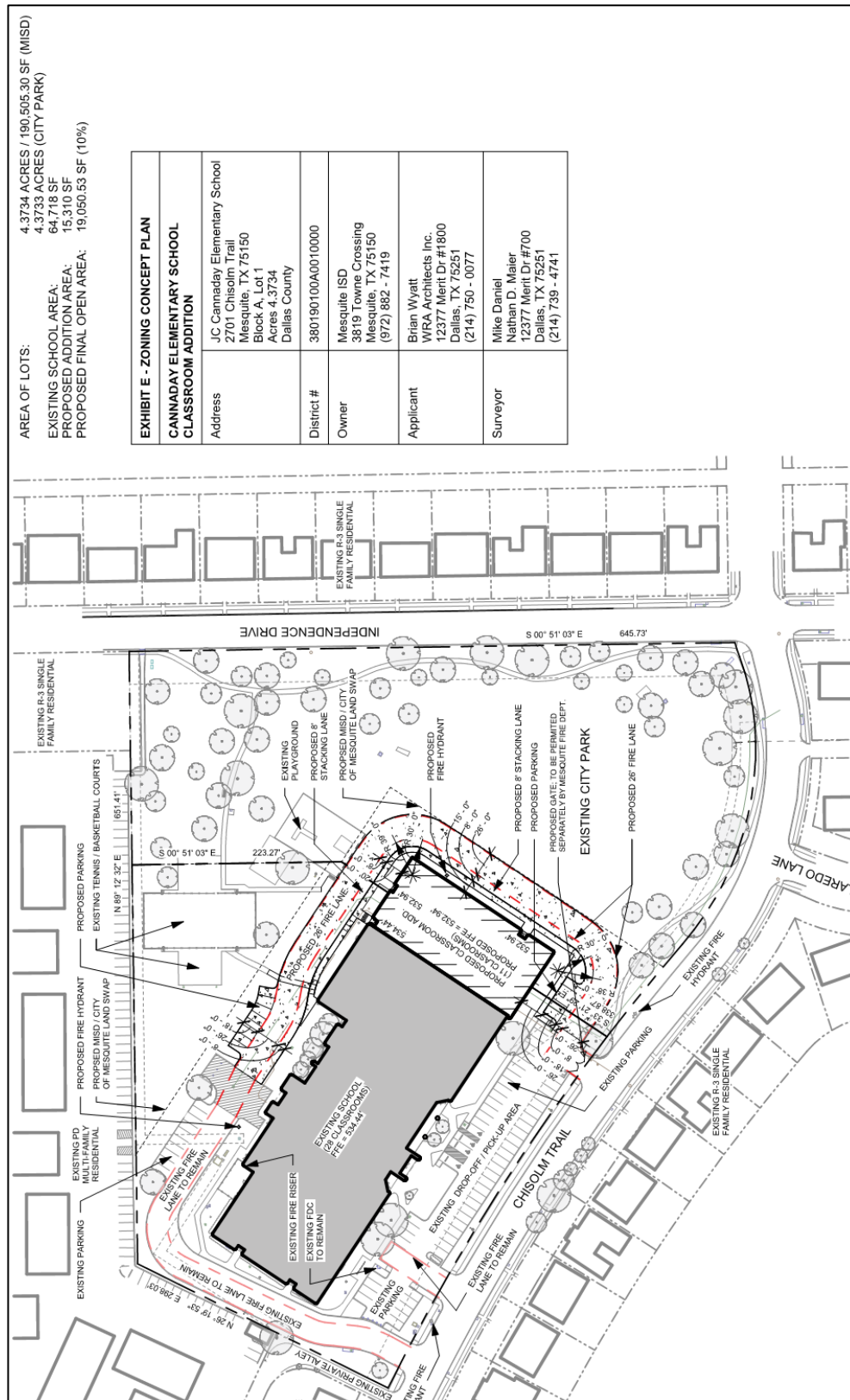


View of existing temporary classrooms to be removed.

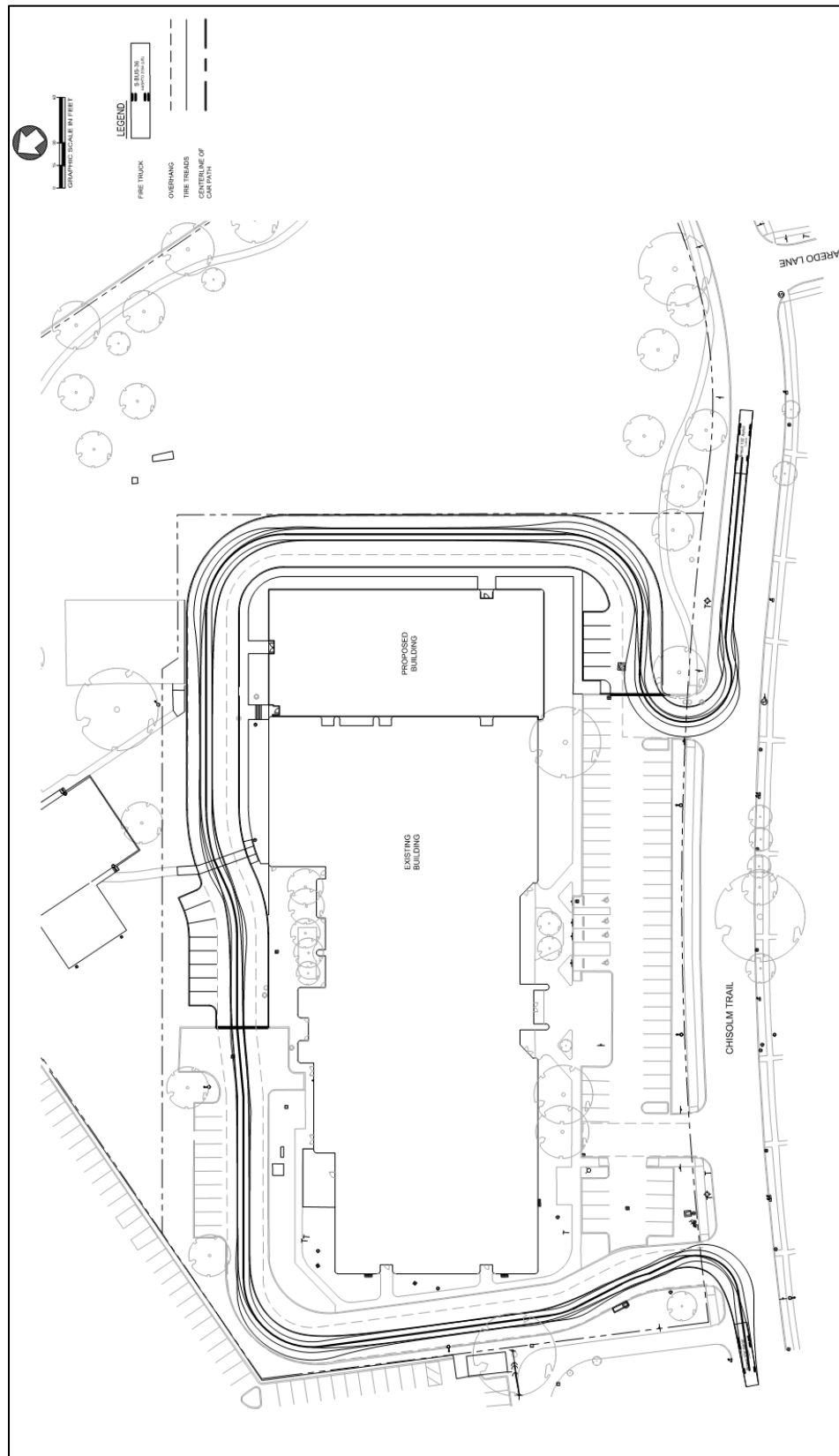




## ATTACHMENT 5 – CONCEPTUAL SITE PLAN



ATTACHMENT 6 – AUTOTURN EXHIBIT



## ATTACHMENT 7 – TAI EXECUTIVE SUMMARY

### TRAFFIC IMPACT ANALYSIS for Cannaday Elementary School – Mesquite ISD in Mesquite, Texas

#### EXECUTIVE SUMMARY

The purpose of conducting this Traffic Impact Analysis (TIA) was to evaluate the vehicular impact of the proposed classroom addition to the existing Cannaday Elementary School facility generally located southwest of the Independence Drive/Americana Lane intersection within the city of Mesquite, Texas. The proposed 15,000 SF addition will provide 11 additional classrooms. The additional classrooms will replace the existing portable classrooms and will not result in an increased student count. Cannaday Elementary School currently serves 700 students. The project is anticipated to be completed in Summer 2021. This report analyzed the site, its current access points and its surrounding area under the following conditions:

- Existing (2019)
- Full Build (2021)
- Horizon Year (2026)

#### INTERSECTION CAPACITY ANALYSIS FINDINGS

As seen in the report, the intersection approaches for the AM and PM Weekday Peak Hours of the analysis years are expected to operate at acceptable levels of service through 2026.

#### DROP-OFF AND PICK-UP QUEUEING ANALYSIS

The analysis of the on-site stacking capacity found that there is adequate stacking capacity available within the proposed drop-off location and should not adversely impact through traffic.

#### RECOMMENDATIONS

Based on the results of the analyses and evaluations conducted as part of this study, no roadway improvements are recommended due to the school expansion. All nearby intersections operated at acceptable levels of service. We do recommend the following items relating to the Traffic Management Plan:

##### Traffic Management Plan

- A bus/van staging area should be provided along the northside of Chisolm Trail between Driveway #1 and Driveway #2. The pavement should be striped accordingly and signs prohibiting parking during arrival and dismissal times posted as shown on the TMP Exhibit in the Appendix.
- Provide additional crosswalks as shown on the TMP Exhibit in the Appendix.
- Prohibit parking in front of the fire hydrant between Driveway #2 and Driveway #3.
- All staff members who are helping students cross through traffic should be provided and wear reflective safety vests throughout the arrival and dismissal periods.
- May consider blocking alley access from Chisolm Trail using cones during arrival and dismissal periods. Additional coordination with the City of Mesquite is needed to address emergency vehicle and resident access concerns.



- Provide additional shrubs or fencing along parking spaces along the bus/van staging area to prevent pedestrian cut through traffic.
- Request Police enforcement of illegal parking around the school.
- School may want to consider refining student loading/unloading operations. Some best practices include:
  - Vehicle doors are only to be opened by staff/students working the loading area. This ensures the safety of the student and controls the flow of traffic.
  - Use of vehicle tags to identify which students belong to which vehicles. This helps to speed up the process is staff is able to call out vehicle numbers upon entering the queue. Student should be ready to load by the time the vehicle gets to the loading area.
- Once TMP is implemented, school should send out regular communications to parents explaining arrival and dismissal operations/procedures and address recent issues observed.

**Traffic Management Plan Post-Implementation Verification**

It is recommended that once the Traffic Management Plan has been implemented that it be evaluated to determine if additional measures are necessary.

ATTACHMENT 8 – RETURNED NOTICE

**MESQUITE**

T E X A S  
Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 2701 Chisolm Trail  
(See attached map for reference)

**CASE NUMBER:** Z0819-0106

**APPLICANT:** WRA Architects

**REQUEST:** From: Planned Development Single Family (PD-SF)  
To: Planned Development Single Family with a Conditional Use Permit (CUP) to permit an existing elementary school.

Mesquite Independent School District (MISD) is requesting a Conditional Use Permit for Cannaday Elementary School. As part of the CUP request, MISD is proposing to construct new classrooms for the school.

**LEGAL DESCRIPTION**

J C Cannaday Elementary School, Block A, Lot 1

**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](mailto: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: Z0819-0106

Name: (required)

Ms. Olivia A. Banick

I am in favor of this request ☒

Address of Noticed Property:

2616 Chisolm Trl.

I am opposed to this request ☐

Owner Signature:

Olivia A. Banick

Date:

Oct 6, 2019

Reasons (optional):

A new permanent addition to the school will beautify the neighborhood and hopefully eliminate the existing prefabs which resemble World War II barracks.

Please respond by returning to:

PLANNING DIVISION  
JOHN CHAPMAN  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

**RECEIVED**

OCT 07 2019

PLANNING AND ZONING



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

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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: Z0819-0106

Name: (required)

Perry & Jeanette Plummer

I am in favor of this request X

Address of Noticed Property:

22633 EAGLE PASS, MESQUITE, TX 75150

I am opposed to this request \_\_\_\_\_

Owner Signature:

Jeanette Plummer

Date:

10/5/2019

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_

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

**RECEIVED**

**OCT 11 2019**

**PLANNING AND ZONING**