

FILE NUMBER: Z0919-0107
REQUEST FOR: Conditional Use Permit for Wilkinson Middle School
CASE MANAGER: Lesley Frohberg

PUBLIC HEARINGS

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

GENERAL INFORMATION

Applicant: Brian Wyatt, WRA Architects, Inc.
Requested Action: Rezone from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a middle school.
Location: 2100 Crest Park Drive

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 Conditional Use Permit.

SITE BACKGROUND

Platting: Wilkinson Middle School, Block A, Lot 1
Size: 18.33 acres
Zoning: R-3, Single Family Residential
Land Use: Public/Semi-Public
Zoning History: 1951: Annexed into City of Mesquite
 1955: Zoning Districts established in Mesquite; Zoned Residential
 1964: Rezoned from Residential to R-3, Single Family Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	C - Commercial	Commercial / Vacant
SOUTH:	R-3, Single Family Residential	Low Density Residential
EAST:	Truman Heights Neighborhood	Truman Heights Special Planning Area
WEST:	R-3, Single Family Residential	Low Density Residential

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow the addition of a second gymnasium. The gymnasium is proposed to be a 12,750 square-foot addition to the north side of Wilkinson Middle School, located at 2100 Crest Park Drive, which will also serve as a storm shelter. The school serves approximately 1,125 students. Mesquite ISD has stated in writing that the addition of the gymnasium will not increase student capacity.

Last year, City Council approved a text amendment to the Mesquite Zoning Ordinance 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 to be reviewed by the Traffic Engineering Division of the City. The applicant provided a letter from the MISD Traffic Engineer indicating that the addition of a second gymnasium will not increase the number of traffic trips to/from Wilkinson Middle School. 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 for Wilkinson Middle School is consistent with the future land use designation of the *Mesquite Comprehensive Plan* as well as with the existing zoning. Approval of the CUP will allow the addition of a second gymnasium.

MESQUITE ZONING ORDINANCE

SECTION 5-503: 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 the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

STAFF COMMENTS:

The subject property is currently used for an existing middle school. The middle school is compatible with surrounding residential uses and conforms to the current zoning of the subject property as well as the *Mesquite Comprehensive Plan*. It is not anticipated that the use or the gym addition 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 COMMENTS:

Staff does not anticipate the middle school or the proposed addition to impact the development or redevelopment of any nearby property.

3. Services

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

STAFF COMMENTS:

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

4. Parking

Adequate measures have been or 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 disturbances to neighboring properties will result.

STAFF COMMENTS:

Staff does not anticipate disturbances to neighboring businesses as a result of the addition to the middle school.

CONCLUSIONS

ANALYSIS

The proposed CUP for Wilkinson 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 approval of the Conditional Use Permit to allow the addition of a gymnasium to the existing 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 three returned notices in opposition and one return notice in favor of the request.

CODE CHECK

Staff conducted a site visit to the subject property and did not find any visible code issues or possible violations as of the date of this writing.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Application Materials
5. Site Operations Letter
6. Concept Plan
7. Site Photos
8. Returned Property Owner Notices

ATTACHMENT 1 – AERIAL MAP

Aerial Map

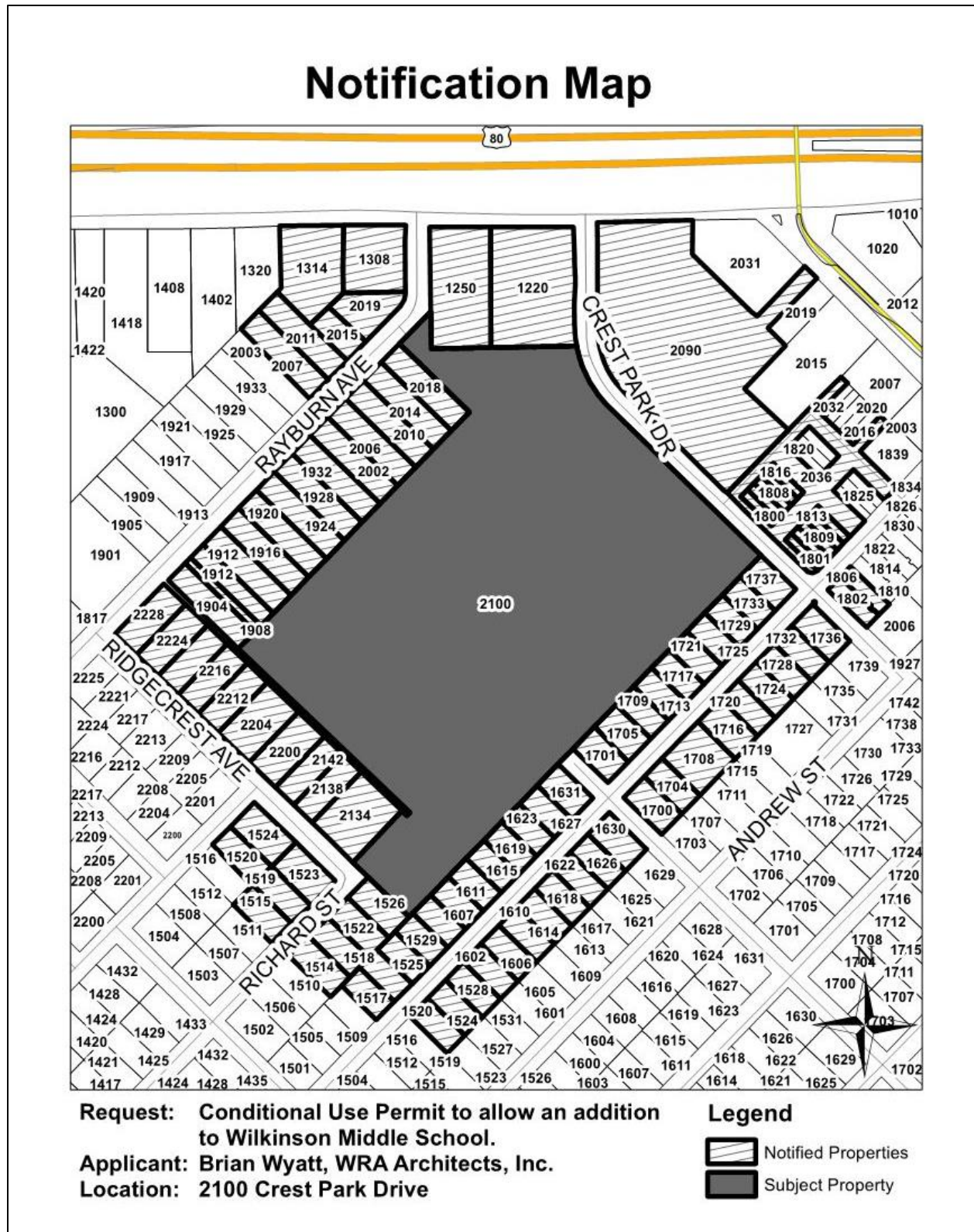


Legend

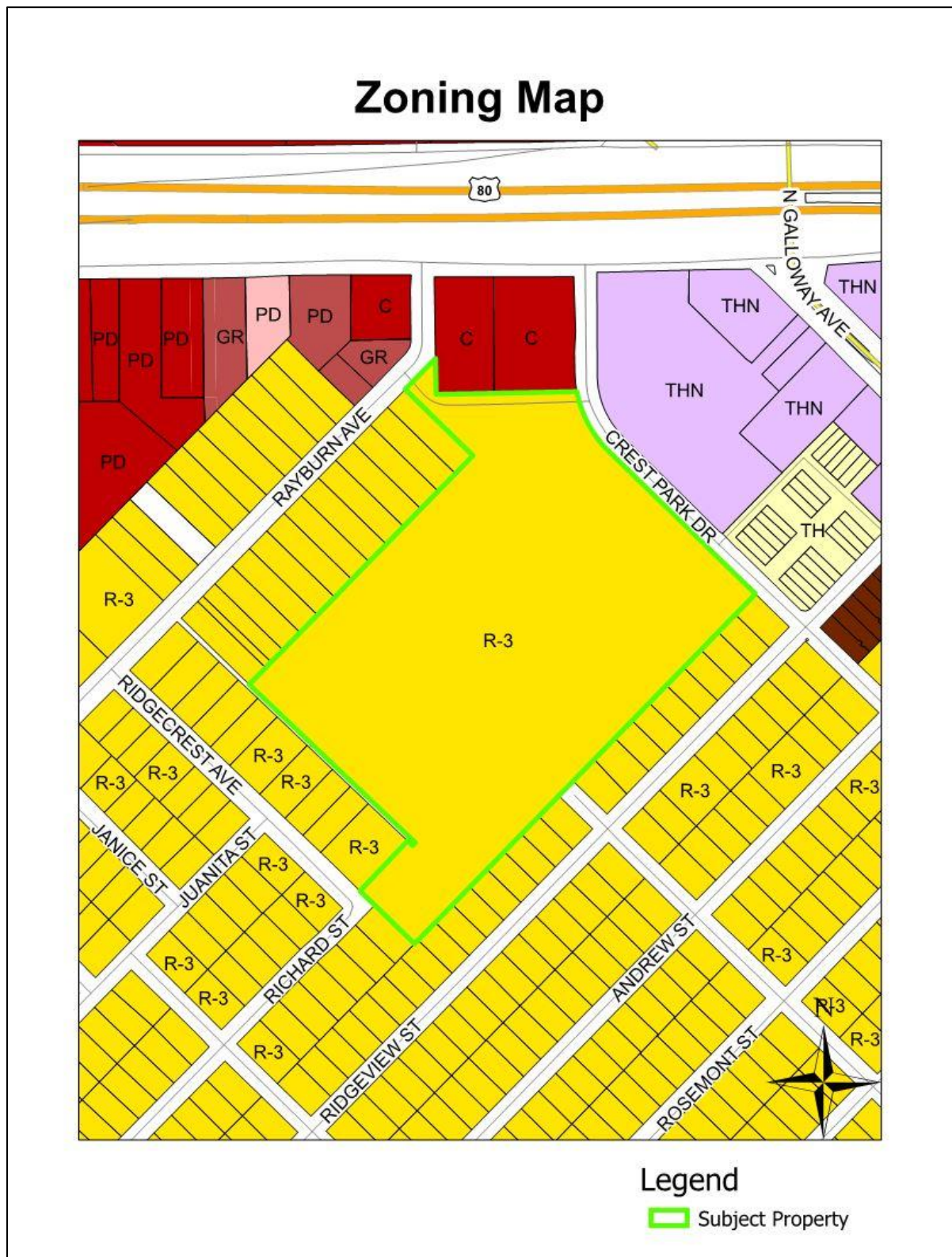
 Subject Property

0 100 200 400 600 Feet

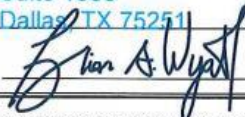
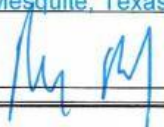
ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – APPLICATION MATERIALS

CITY OF MESQUITE ZONING APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="padding: 2px;">Receipt No.</td><td style="width: 150px;"></td></tr><tr><td style="padding: 2px;">Fee:</td><td></td></tr><tr><td style="padding: 2px;">Case Manager:</td><td></td></tr></table>	Receipt No.		Fee:		Case Manager:		<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="padding: 2px;">Date Stamp:</td></tr></table>	Date Stamp:
Receipt No.									
Fee:									
Case Manager:									
Date Stamp:									
REQUESTED ACTION:									
Change District Classification to: _____	Conditional Use Permit for: <u>Addition to existing MISD school</u>	Amend Special Conditions of Ordinance # <u>3359/5-19-2008</u> <small>(Explain Below)</small>							
Additional explanation of requested action: <u>On behalf of the Mesquite ISD, we are requesting a conditional use permit for an addition to an existing school facility at Wilkinson Middle School.</u>									
SITE INFORMATION/GENERAL LOCATION:									
Current Zoning Classification: <u>Single Family Residential R-3</u>	LOCATION/LEGAL DESCRIPTION:								
Site Size: <u>18.33</u> (Acres or Square Feet)	Complete one of the following:								
Address (if available): <u>2100 Crest Park Dr., Mesquite, TX 75149</u>	1. Platted Property								
General Location Description: _____	Addition: <u>Wilkinson Middle School</u>								
<u>NE corner of existing facility on Crest Park Dr. and Ridgeview St.</u>	Block: <u>Block A</u> Lot: <u>Lot 1</u>								
	2. Unplatted Property:								
	Abstract: _____ Tract: _____								
APPLICANT INFORMATION:									
Contact: <u>Brian Wyatt, AIA</u>	Phone: (<u>214</u>) <u>750</u> - <u>0077</u>								
Company: <u>WRA Architects Inc.</u>	Fax: (<u>214</u>) <u>750</u> - <u>5931</u>								
Address: <u>12377 Merit Drive Suite 1800 Dallas TX 75251</u>	E-mail: <u>bwyatt@wraarchitects.com</u> <small>(Required)</small>								
Signature: 	Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input type="checkbox"/>								
OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:									
<small>1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. 2. I hereby designate the person named above as applicant, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application. 3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.</small>									
Owner: <u>Mesquite Independent School District</u>	Phone: (<u>972</u>) <u>882</u> - <u>7419</u>								
Address: <u>3819 Towne Crossing Blvd. Mesquite, Texas 75150</u>	Fax: () -								
Signature: 	E-mail: <u>dpool@mesquiteisd.org</u>								

ATTACHMENT 4 – APPLICATION MATERIALS

PROJECT INFORMATION

WILKINSON MIDDLE SCHOOL GYM ADDITION

Item	Scope
Project Location	2100 Crest Park Dr, Mesquite, TX 75149
Architect Project Number	1913
Summary	The proposed project is comprised of new one-story second gym addition to the existing school. The new gym addition will consist of an ICC500 storm shelter with the occupant capacity for the entire school.
Program	Practice gym, locker rooms, group restrooms, coaches' offices, and support spaces.
Construction Notes	Students and staff present during school year
Existing School Capacity	1,327 students
Existing School Area	141,864 SF
Proposed Addition Area	12,750 SF
Est. Construction Budget	\$6,077,900
Schedule	CMAR, Pre-Design, etc.: May 2019
	SD Board Approval: mid-October 2019
	Issue Construction Documents: March 2020
	Board Approve GMP: May 2020
	Substantial Completion July 2021
	Owner Move-in / Begin Classes: July 2021
Zoning / DCAD	SF Single Family Residential / 382377000A0010000
Existing Plat	Wilkinson Middle School Blk A Lt 1 Acs 18.3344 Replat 2005 - Wilkinson Middle School
Existing Site Acres	18.33
Site Development Notes	Site development for the project includes revision of existing site utilities in the area of new construction and parking / fire lane modifications.
TIA/TMP Requirements	
Proposed Construction	ICF walls, composite steel joists roof structure, carton form foundation, concrete piers, and brick veneer.
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.
Services	Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.
Parking	Adequate measures have been or will be taken to provide enough off-street parking and loading spaces to serve the proposed uses.
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.

ATTACHMENT 5 – 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
Wilkinson 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 Wilkinson 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 Wilkinson Middle School as a result of the gymnasium addition.

Condition #2 – There are no pre-existing issues

Representatives from our office traveled to Wilkinson 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.

Page 1 of 4

Binkley & Barfield, Inc. • TBPE F-257 • 1801 Gateway Boulevard, Suite 101 - Richardson, Texas 75080 • Tel: 972.644.2800 | Fax: 972.644.2817 • www.BinkleyBarfield.com

ATTACHMENT 5 – SITE OPERATIONS LETTER

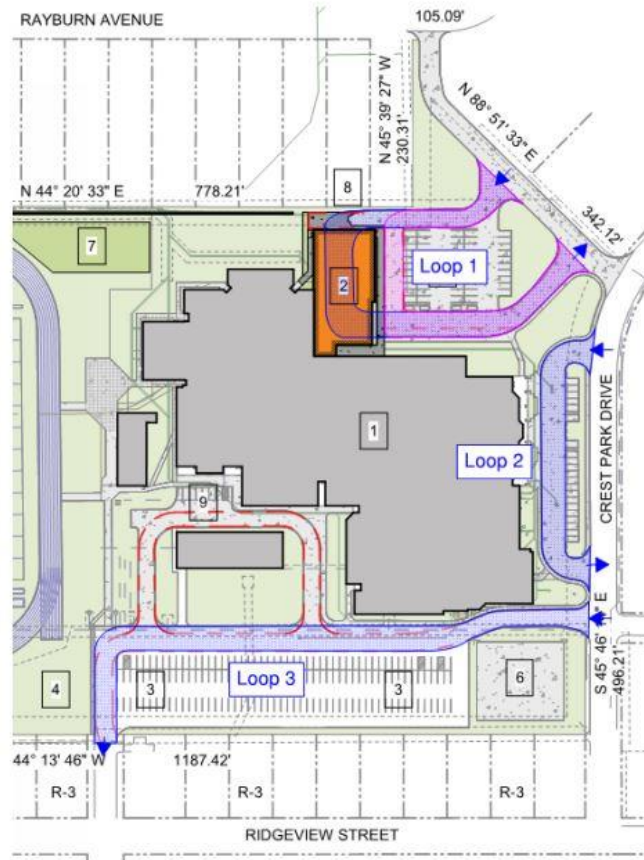


Figure 1

Morning Arrival Observation Notes

Loops 1 and 3 are primarily used for student drop-offs and pickups. Drop-off and pickup locations are assigned based on grade level with Grade 6 using Loop 1 and Grades 7 and 8 using Loop 3. For families with siblings, the parent can choose which loop to use. Loop 2 was observed being used primarily by buses but was also used by a few parent vehicles. Staff members were observed outside the door at Loop 1 and Loop 3 to assist unloading as needed.

Two unloading lanes were utilized and were separated by a bypass lane in both loops. Queues in both loops were manageable and fast moving and were not observed spilling back on to the street. A staff member was posted at the entrance to Loop 3 on Crest Park Drive to direct vehicles as needed. Most, if not all, parent vehicles entered the site to drop-off their student. In speaking with the staff member at the entrance to Loop 3, she explained that they have communicated expectations and procedures with the parents and

ATTACHMENT 5 – SITE OPERATIONS LETTER



will flag down any vehicles observed unloading/loading on the street to remind them of the rules. They see very few parents break the rule again after being flagged down

In general, no existing issues were identified during the morning time observed. It was obvious that staff members have been properly trained and are being successfully utilized to keep traffic moving efficiently. Adequate queue space is provided in both loops and no spillbacks were observed. School communication and enforcement efforts to minimize the number of students dropped-off or picked up along the boundary streets appear to be successful and should be maintained.

Afternoon Dismissal Observation Notes

Vehicles began queueing in Loops 1 and 3 at 3PM. By 3:25PM, Loop 1 was nearly full, and parents began to park in the parking area within Loop 1. The queue did spill back onto the roadway between Rayburn Avenue and Crest Park Drive but was not observed spilling back onto either City street. At the same time, Loop 3 was only partially utilized and was continuing to fill.

Two staff members were located at Loop 1 to manage and direct vehicles as students were loaded. One staff member was observed at the Loop 1 exit to direct traffic. At least four staff members were observed at Loop 3, including the school resource officer, to manage and direct vehicles as students were loaded. Another staff member was observed at the Loop 3 entrance to direct traffic as needed.

At 3:35PM when students were dismissed, Loop 3 was full and the queue had spilled back onto Crest Park Road toward Ridgeview Street. Loop 1 was full as well, but vehicles continued to enter the parking area to park or queue in the aisles until their student came out. It should be noted that the location of the loading/unloading area in both Loops 1 and 3 does not allow the full stacking capacity of either loop to be fully utilized. Additionally, a school bus and police car were parked within Loop 1 near the school office up until dismissal time at 3:35PM. Both vehicles were parked the next day as well.

The spillbacks quickly dissipated as the staff members keep loading operations moving efficiently. By 3:40PM both queues were largely gone with the flow of incoming vehicles slowing down.

Conclusions/Recommendations

In summary, the current traffic management plan works well and is being successfully implemented by staff. The only issue identified was the queue spillback caused by the location of the loading/unloading areas in Loops 1 and 3.

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

Utilize the full stacking capacity of Loop 1 & Loop 3

Relocate the loading and unloading zone of each loop to the further possible point to maximize the total amount of stacking available. Staff members should wave

ATTACHMENT 5 – SITE OPERATIONS LETTER



vehicles ahead to the head of each loop before loading/unloading to fully utilize the available stacking capacity.

Additionally, the bus and police car observed parking within Loop 1 should be parked in another location so as not to impact the Loop 1 queue.

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

The proposed gymnasium will be built within the existing area of Loop 1. **Figure 1** illustrates the current Loop 1 configuration in blue which provides approximately 370 ft. of single lane stacking capacity with the current loading/unloading location. The magenta area on **Figure 1** is the adjusted Loop 1 configuration once the gymnasium is constructed and provides approximately 320 ft. of single lane stacking capacity assuming the same loading/unloading location. This is a net decrease of 50 ft.

If the loading/unloading location is relocated, as recommended, this will provide an additional 150 ft. of single lane stacking capacity which will offset the 50 ft. lost due to the gymnasium addition and provide an additional 100 ft. to better serve the existing queues.

No changes are proposed in the areas of Loops 2 or 3.

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 by relocating the loading/unloading areas for the two main driveway loops to maximize stacking capacity. 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

Page 4 of 4

Binkley & Barfield, Inc. • TBPE F-257 • 1801 Gateway Boulevard, Suite 101 • Richardson, Texas 75080 • Tel: 972.644.2800 | Fax: 972.644.2817 • www.BinkleyBarfield.com

ATTACHMENT 5 – SITE OPERATIONS LETTER



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.

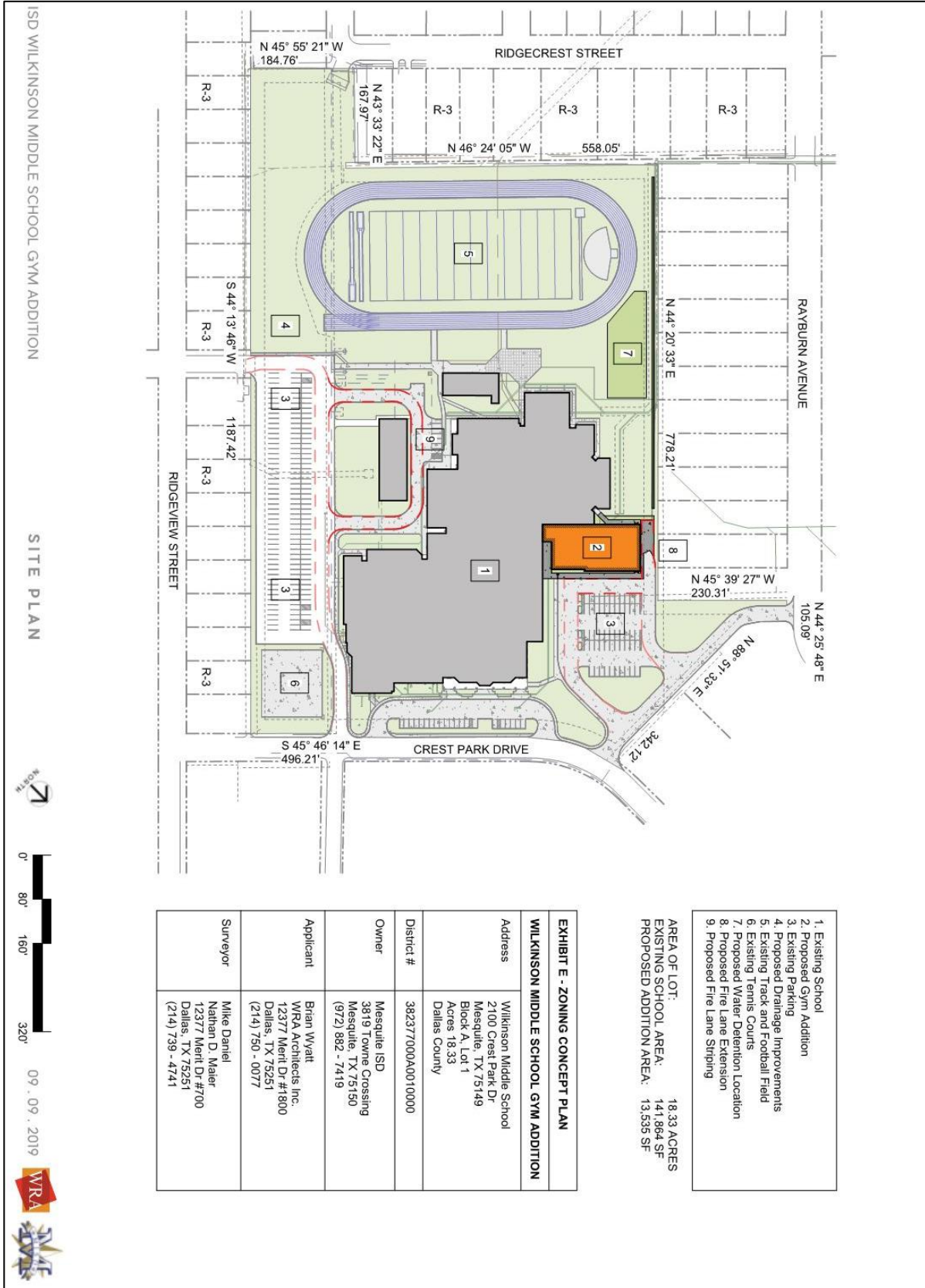
Thanks,

A handwritten signature in black ink, appearing to read 'Don Pool'.

Don Pool
Executive Director of Construction Services
Mesquite Independent School District

3819 Towne Crossing
Mesquite, TX 75150
972-882-7419 dpool@mesquiteisd.org

ATTACHMENT 6 – CONCEPT PLAN



ATTACHMENT 7 – SITE PHOTOS



Proposed location of gym addition at Wilkinson Middle School; facing southeast

ATTACHMENT 7 – SITE PHOTOS



Existing parking that is proposed to be removed for gym addition; facing west

ATTACHMENT 7 – SITE PHOTOS



Proposed location of gym addition; facing southwest

ATTACHMENT 7 – SITE PHOTOS



Existing and proposed traffic loop for arrival and dismissal operations; facing southwest

ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTICES

MESQUITE

T E X A S
Real. Texas. Service.

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

LOCATION: 2100 Crest Park Drive
(See attached map for reference)
CASE NUMBER: Z0919-0107
APPLICANT: Brian Wyatt, WRA Architects, Inc.
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) has requested a Conditional Use Permit to allow Wilkinson Middle School to add a gymnasium onto the existing school building.

LEGAL DESCRIPTION

Wilkinson Middle 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) 216-6346 or lfrohberg@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 7th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **October 16th** 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: Z0919-0107

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Date:

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION
Lesley Frohberg
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

OCT 07 2019

PLANNING AND ZONING

ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2100 Crest Park Drive
(See attached map for reference)
CASE NUMBER: Z0919-0107
APPLICANT: Brian Wyatt, WRA Architects, Inc.
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) has requested a Conditional Use Permit to allow Wilkinson Middle School to add a gymnasium onto the existing school building.

LEGAL DESCRIPTION

Wilkinson Middle 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) 216-6346 or lfrohberg@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 7th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **October 16th** 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: Z0919-0107

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Date:

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION
Lesley Frohberg
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

OCT 07 2019

PLANNING AND ZONING

ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTICES



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

LOCATION: 2100 Crest Park Drive
(See attached map for reference)
CASE NUMBER: Z0919-0107
APPLICANT: Brian Wyatt, WRA Architects, Inc.
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) has requested a Conditional Use Permit to allow Wilkinson Middle School to add a gymnasium onto the existing school building.

LEGAL DESCRIPTION

Wilkinson Middle 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) 216-6346 or lfrohberg@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 7th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **October 16th** 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: Z0919-0107

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Date:

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION
Lesley Frohberg
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

OCT 07 2019

PLANNING AND ZONING

ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTICES



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

LOCATION: 2100 Crest Park Drive
(See attached map for reference)
CASE NUMBER: Z0919-0107
APPLICANT: Brian Wyatt, WRA Architects, Inc.
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) has requested a Conditional Use Permit to allow Wilkinson Middle School to add a gymnasium onto the existing school building.

LEGAL DESCRIPTION

Wilkinson Middle 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) 216-6346 or lfrohberg@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 7th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **October 16th** 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: **Z0919-0107**
I am in favor of this request ☒ Name: (required) Maria Cabrera
I am opposed to this request ☐ Address of Noticed Property: 2018 Rayburn Ave Mesquite, TX 75149
Owner Signature: x Maria Cabrera Date: 10/6/19

Reasons (optional):

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

RECEIVED

OCT 21 2019

PLANNING AND ZONING