



T E X A S  
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PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z0919-0109  
**REQUEST FOR:** Conditional Use Permit for Kimbrough Middle School  
**CASE MANAGER:** Lesley Frohberg

### PUBLIC HEARINGS

Planning and Zoning Commission: Monday, December 9, 2019  
City Council: Monday, January 6, 2020

### GENERAL INFORMATION

**Applicant:** Brian Wyatt, WRA Architects, Inc.  
**Requested Action:** Rezone from R-1, Single Family Residential to R-1, Single Family Residential with a Conditional Use Permit to allow a middle school.  
**Location:** 3900 N. Galloway Avenue

### 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:** A S Warrall Survey, Abstract No. 1605  
**Size:** 19.51 acres  
**Zoning:** R-1, Single Family Residential  
**Land Use:** Public/Semi-Public  
**Zoning History:** 1971: Annexed into City of Mesquite  
1971: Zoned R-1, Single Family Residential  
1971: Designated as Community Park Site  
1974: Deed Transfer to MISD

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>LAND USE</b></u>
<b>NORTH:</b>	PD - Planned Development, Single Family Residential	Low Density Residential
<b>SOUTH:</b>	PD - Planned Development, Single Family Residential	Low Density Residential
<b>EAST:</b>	R-1, Single Family Residential	Public/Semi-Public
<b>WEST:</b>	PD - Planned Development, Single Family Residential	Low Density Residential

## CASE SUMMARY

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The applicant is requesting a Conditional Use Permit (CUP) to allow the addition of a second gymnasium. The gymnasium is proposed to be a 13,930 square-foot addition to the south side of Kimbrough Middle School, located at 3900 N. Galloway Avenue, which will also serve as a storm shelter. The school serves approximately 1,400 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 Traffic Impact Analysis and a Traffic Management Plan (TMP) indicating that the addition of the second gymnasium will not increase the number of traffic trips to/from Kimbrough Middle School. Based upon the TIA and TMP, MISD has developed a stacking plan to mitigate issues related to drop-off and pick-up. The Manager of Traffic Engineering reviewed the TIA and TMP and concurred with the applicant's assessment.

## MESQUITE COMPREHENSIVE PLAN

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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 Kimbrough 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

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### 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 negatively 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 or residences as a result of the addition to the middle school.

## CONCLUSIONS

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### ANALYSIS

The proposed CUP for Kimbrough 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 TIA and TMP regarding the existing traffic conditions on the site and all proposed improvements, which is not expected to negatively change the traffic pattern. The pre-existing issues included lack of designated drop-off

locations, inefficient use of queueing, buses blocking traffic, and a disregard for standard rules of the road. Recommended improvements for the school traffic include providing more queueing capacity and redistributing drop-off locations. The applicant has indicated that there will be no increase in the student population 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**

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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 received three returned notices to the request; two in favor and one opposed.

### **CODE CHECK**

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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**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Application Materials
5. Traffic Management Plan
6. Concept Plan
7. Site Photos
8. Returned Property Owner Notifications



ATTACHMENT 1 – AERIAL MAP

## Aerial Map



### Legend

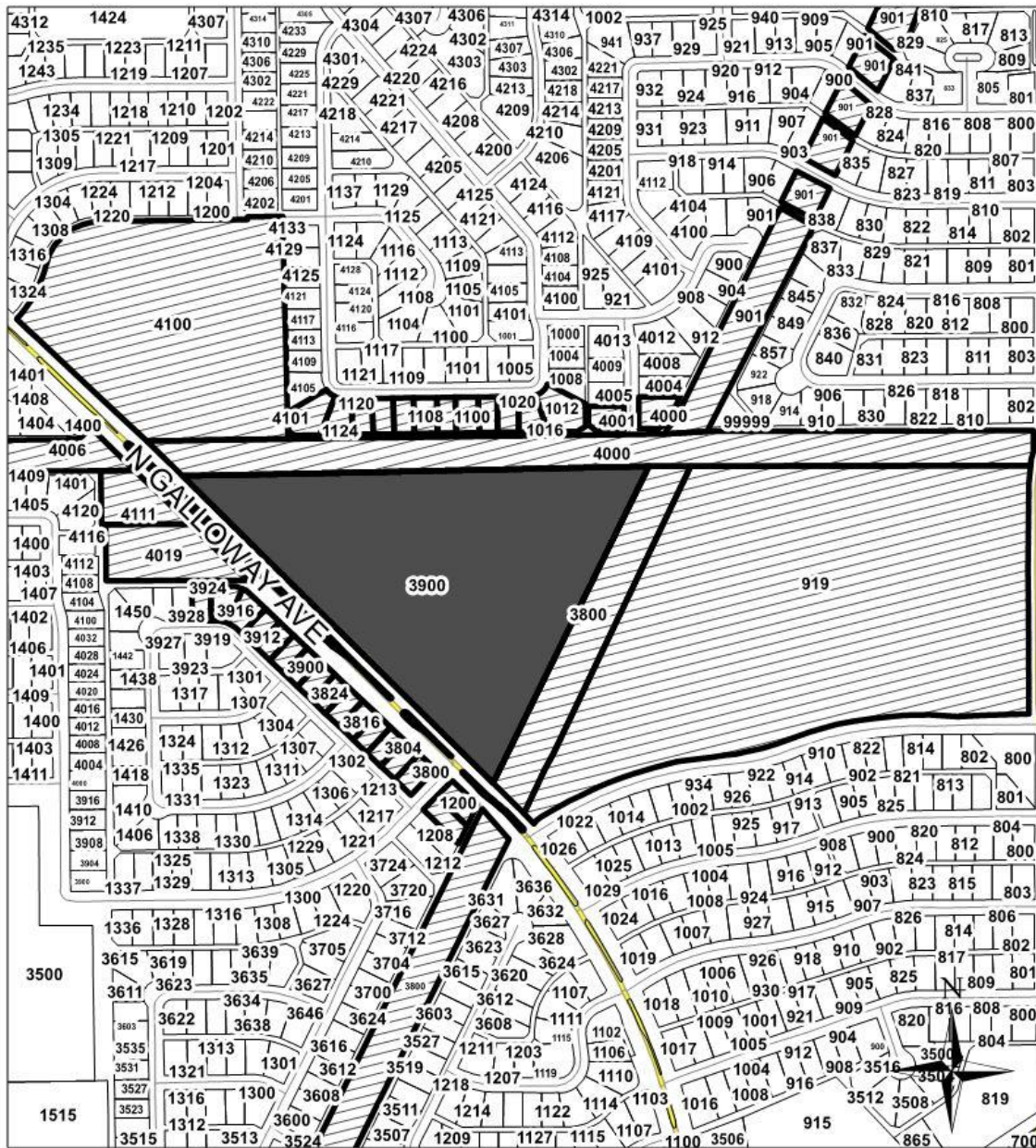
 Subject Property

0 137.5 275 550 825 Feet



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

## Notification Map

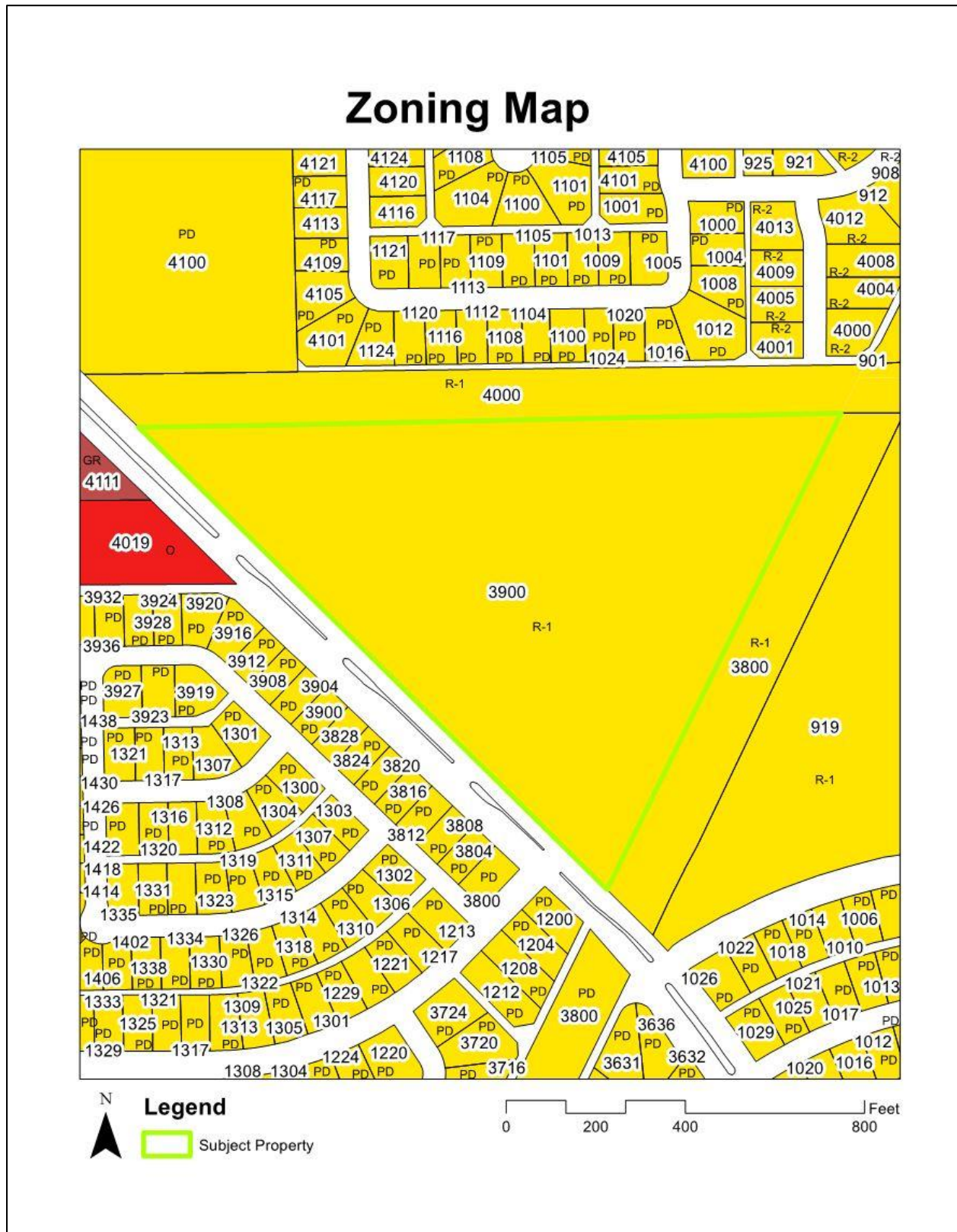


**Request:** Conditional Use Permit to allow an addition to Kimbrough Middle School.  
**Applicant:** Brian Wyatt, WRA Architects, Inc.  
**Location:** 3900 N. Galloway Avenue

### Legend

- Notified Properties
- Subject Property

**ATTACHMENT 3 – ZONING MAP**





ATTACHMENT 4 – APPLICATION MATERIALS

<b>CITY OF MESQUITE ZONING APPLICATION</b>	Receipt No.		Date Stamp:
	Fee:		
	Case Manager:		

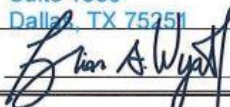
  

REQUESTED ACTION:		
Change District Classification to: _____	Conditional Use Permit for: <u>Addition to existing MISD School</u>	Amend Special Conditions of Ordinance # <u>3359/5-19-2008</u> <small>(Explain Below)</small>
Additional explanation of requested action: <u>On behalf of the Mesquite ISD, we are requesting a conditional use permit for an addition to an existing school facility at Kimbrough Middle School.</u>		

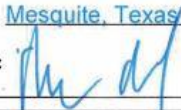
  

SITE INFORMATION/GENERAL LOCATION:	LOCATION/LEGAL DESCRIPTION:
Current Zoning Classification: <u>Single Family Residential R-3</u>	Complete one of the following:  1. Platted Property  Addition: _____  Block: _____ Lot: _____  2. Unplatted Property: <u>A S Warrall</u>  Abstract: <u>ABST 1605 PG 035</u> Tract: <u>TR 1 ACS</u>
Site Size: <u>19.512</u> (Acres or Square Feet)	
Address (if available): <u>3900 N Galloway Ave, Mesquite, TX 75150</u>	
General Location Description: _____ <u>West corner of existing facility on N Galloway Ave.</u>	
_____	

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:	
<p>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.</p> <p>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.</p> <p>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.</p>	
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: ( ) - E-mail: <u>dpool@mesquiteisd.org</u>
Signature: 	

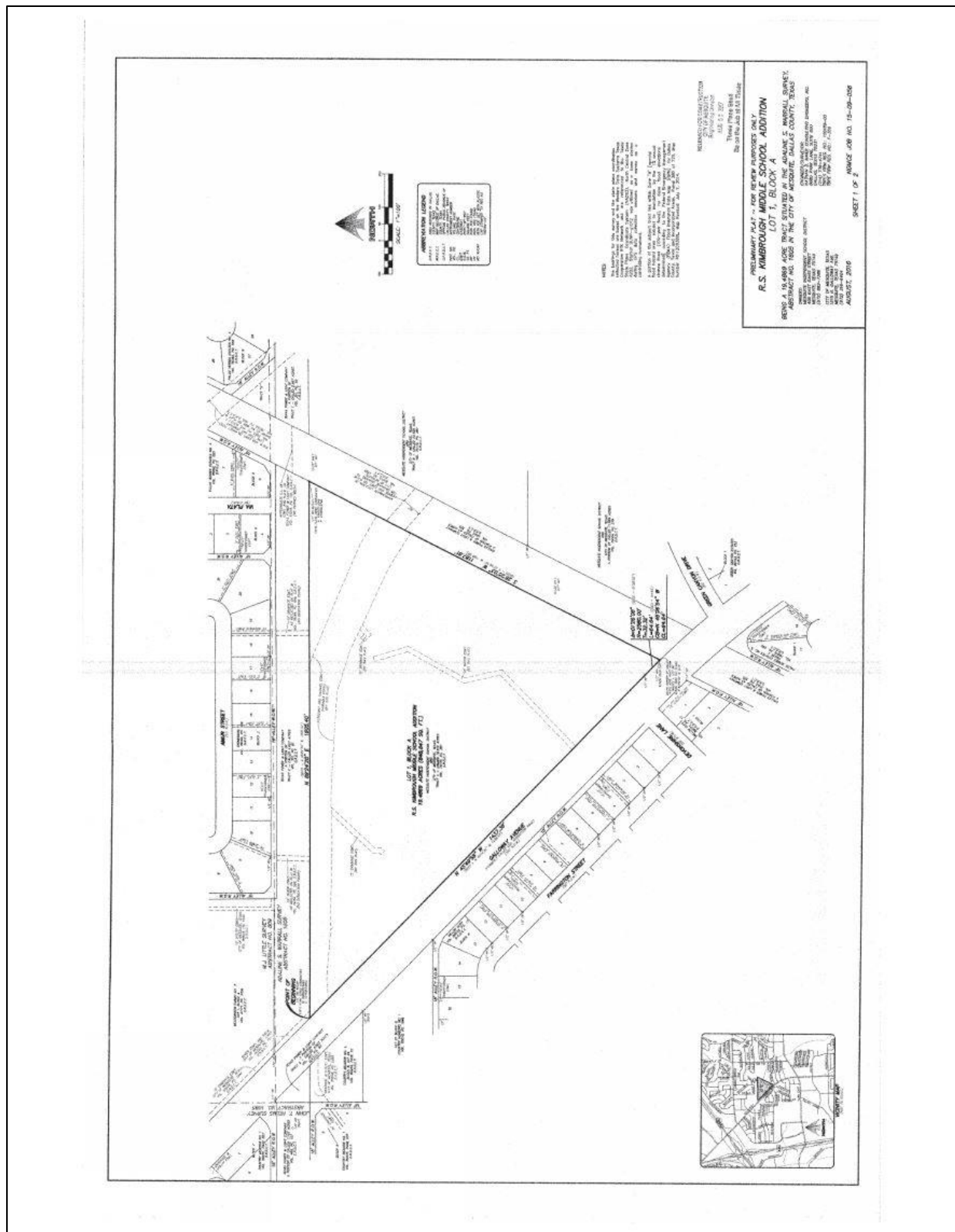


## ATTACHMENT 4 – APPLICATION MATERIALS

### PROJECT INFORMATION

#### KIMBROUGH MIDDLE SCHOOL GYM ADDITION

Item	Scope
Project Location	3900 N Galloway Ave, Mesquite, TX 75150
Architect Project Number	1915
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	1,400 students
Existing School Area	164,034 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 / 65160503510010000
Existing Plat	A S Warrall Abst 1605 Pg 035 Tr 1 Acs 19.512 Replat See R S Kimbrough Middle School
Existing Site Acres	19.512
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 – TRAFFIC MANAGEMENT PLAN

TRAFFIC IMPACT ANALYSIS REPORT  
AND  
TRAFFIC MANAGEMENT PLAN

for

Kimbrough Middle School,  
in Mesquite, Texas

*Prepared*

*for*

Mesquite ISD

November 22, 2019

By



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

Digitally signed by  
Derek S. Sweeney,  
P.E.  
Date: 2019.11.22  
17:42:40-06'00'

**Derek S. Sweeney, P.E.**

Binkley & Barfield, Inc. • TxEng F-257 • 1801 Gateway Boulevard, Suite 101 - Richardson, Texas 75080  
Tel: 972.644.2800 | Fax: 972.644.2817 | [www.binkleybarfield.com](http://www.binkleybarfield.com)



## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

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## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

### TRAFFIC IMPACT ANALYSIS REPORT AND TRAFFIC MANAGEMENT PLAN for Kimbrough Middle School in Mesquite, Texas

#### INTRODUCTION

The purpose of this Traffic Impact Analysis (TIA) report and Traffic Management Plan (TMP) is to examine the vehicular impact of the proposed gym facility at Kimbrough Middle School on surrounding traffic, to analyze existing traffic operations in and around the school facility during the student arrival and dismissal times, and make recommendations for improvements to provide safe and efficient operations for students, pedestrians and vehicles.

#### STUDY AREA

Provided below is a summary of the existing land uses near the site as well as the existing streets and intersections which encompass the study area as described below.

#### AREA DEVELOPMENT

The school is located on a 19.0-acre site located within the R-1 Residential zoning district. The site is generally located in the southeast quadrant of the Interstate 635 and Interstate 30 interchange, on the northeast side of North Galloway Avenue. The area around the site is completely developed and is bounded predominately by single-family detached residences. The site is bounded by Beasley Elementary School and Beasley Park to the east. The attendance zone for the school is shown in **Figure 1** which encompasses feeder zones for Austin, Beasley, Cannaday, Kimbell, Porter and Price Elementary Schools.

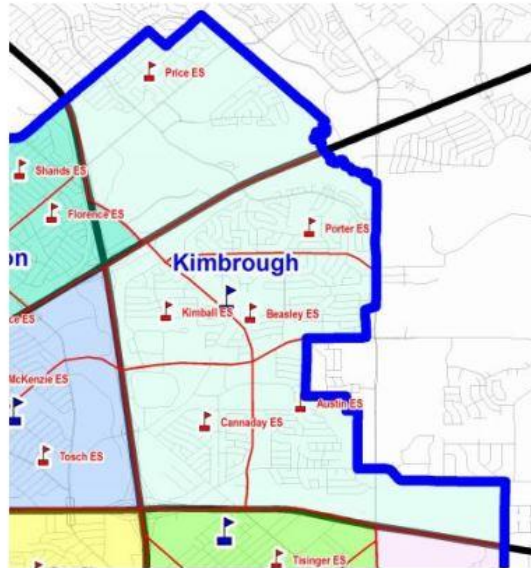


Figure 1. Attendance Zone Map

## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

### STREETS

**North Galloway Avenue** is a six-lane, divided minor arterial with a center median. The speed limit along this section of the highway is posted at 35 mph but is within a posted school zone. The school zone speed limit is 25 mph and on school days operates when the flashing yellow beacon mounted above the school zone speed limit sign is active. A pedestrian crosswalk is situated mid-block with striped stop bars and school crossing signs.

**Green Canyon Drive** is a 35-ft.-wide, two-lane local street. The speed limit is posted at 25 mph, but Green Canyon Drive is within a posted school zone at the study location. The school zone speed limit is 20 mph and on school days operates from 7:10 AM to 8:00 AM and 2:50 PM to 3:35 PM.

### INTERSECTIONS

**Green Canyon Drive at North Galloway Avenue** is an unsignalized intersection with stop control on the northeast approach of Crestridge Street. The northwest approach of North Galloway Avenue provides an exclusive left-turn lane within the median.

**Driveway #1/Devonshire Lane at North Galloway Avenue** is an unsignalized intersection serving vehicles entering the site. Devonshire Lane is stop-controlled. Driveway #1 is marked as an entrance-only driveway to the site. The northwest approach of North Galloway Avenue provides an exclusive left-turn lane within the median.

**Driveway #2 at North Galloway Avenue** is an unsignalized intersection serving vehicles exiting the site. North Galloway Avenue was constructed with a left-turn lane within the median that is currently striped in such a way that left turns into the site are not permitted. Driveway #2 is marked as an exit-only driveway.

**Driveway #3 at North Galloway Avenue** is an unsignalized intersection serving vehicles exiting the site. Driveway #3 is marked as a right-turn and exit-only driveway.

**Driveway #4 at North Galloway Avenue** is an unsignalized intersection serving vehicles entering the site. The intersection has a painted crosswalk across the southern side of North Galloway Avenue. Driveway #4 is marked as an entrance-only driveway. The northwest approach of North Galloway Avenue provides an exclusive left-turn lane within the median.

**Driveway #5 at North Galloway Avenue** is an unsignalized intersection serving vehicles exiting the site.

### SITE LAYOUT

The Kimbrough Middle School site consists of the middle school building, two parking lots, and athletic fields. There are two one-way U-shaped driveway loops that enter and exit from North Galloway Avenue. The south driveway loop is a one-lane, and the north driveway loop is two-lane.

Additionally, vehicles were observed to drop-off students along the northbound side of North Galloway Avenue.

Two parking lots are located on the site. One is encircled by the south driveway loop and the other by the north driveway loop. Traffic from the pick-up and drop-off loops can be routed through the corridors of the parking lot.



## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

### EXISTING TRAFFIC OPERATIONS

Middle school hours are from 8:25 AM to 3:35 PM. Mesquite ISD does not provide transportation for students who live less than 2 miles from the school. As such, the majority of students were observed being transported in a car by a parent or walking to/from school. Several school buses are used to transport students outside the radius as well as special education students. In addition, vans were present to transport students to and from a daycare or other childcare facilities.

Representatives from our office traveled to the school on Tuesday, October 8, 2019 to conduct observations during the morning arrival period and the afternoon dismissal period. Due to the layout of the site, a small drone aircraft was used to conduct the observations from an elevated vantage point. The video captured by the drone was shared with City and ISD officials for review. The following sections summarize the observations.

### MORNING STUDENT ARRIVAL OBSERVATIONS

In the morning there did not appear to be set drop-off locations in either the east or west loops. This resulted in cars stopping at various locations which is inefficient and creates lots of unused queueing capacity. Loops each have three lanes for vehicles to queue in, and all three lanes were being used to drop off students. Additionally, vehicles were exiting the loops and turning onto Galloway from all three of these lanes at once, creating an unsafe condition for both exiting vehicles and through-traffic on Galloway. Despite these issues, the morning drop-off period functioned fairly well.

### AFTERNOON STUDENT DISMISSAL OBSERVATIONS

The afternoon dismissal period was far more chaotic. Vehicles were already lined up in the right-most lane of Galloway Avenue closest to the school when observations started at 3:10 PM. The right lane remained blocked to through traffic until around 3:45 PM. Vehicles there to pick up students largely parked wherever they wanted leaving gaps of unused queue space available. Buses parked in the middle lane of the north loop blocking any further traffic from entering. This caused the middle lane of Galloway Avenue to back up for about from 3:30 PM to 3:40 PM. Additionally, vehicles were observed parking off-site at the adjacent church, in the alley branching off of Devonshire Road as well as at Beasley Elementary school. However, it was observed that overall, the west loop was not a heavily used exit for students.

Many vehicles in the afternoon pick-up queues disregarded standard rules of the road as they exited the school grounds. Observed examples included: vehicles moving cones to exit from prohibited driveways, vehicles backing out of the west driveway and onto Galloway, and vehicles making illegal turned and U-turns. Like the morning period, vehicles also exited the site up to three simultaneously during the afternoon.

## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

### SUMMARY OF PLANNED CONSTRUCTION

The proposed improvements related to the expansion include a gym addition at the southeast corner of the building in the location of the internal roadway existing parking lot. This proposed improvement will not increase the capacity of the school and will not generate any new trips.

### QUEUEING ANALYSIS

Utilizing a queue estimator developed by the North Carolina Department of Transportation estimates were made about the future queues associated with the student arrival and dismissal. Based on a maximum capacity of 1,400 students, the model estimates an average queue length of 2,335 feet with a maximum length of 2,800 feet for high demand days.

The current site layout includes two driveway loops that serve as pick-up and drop-off locations. The west loop is approximately 560 feet long. Each loop has two drop-off lanes available, with a third lane for through-vehicle travel. These areas alone are not enough to serve the demand identified.

As a result, several stacking locations have been identified around the site on the Traffic Management Plan. Additionally, portions of the rightmost lane of Galloway Avenue have been identified as queueing lanes in coordination with the City of Mesquite. The total interior single lane stacking capacity is 2,835 ft. while the single lane queueing capacity on Galloway Avenue is 680 ft. This provides a total of 3,515 ft. of single lane stacking capacity. This configuration also provides a continuous bypass lane to allow vehicles to exit once they have their student.

### SUMMARY OF FINDINGS

Site observations found that the site currently has sufficient queue capacity to service the arriving students in the morning but lacks sufficient capacity in the afternoon to service vehicles arriving to pick-up students. Significant queueing was observed on Galloway Avenue during the afternoon dismissal time, with large numbers of vehicles parking in the right lane of Galloway Avenue to wait for students.

The queueing analysis found that the current site layout does not provide sufficient on-site queueing capacity to meet the average queue and prevent spillback onto adjacent streets. Improvements have been identified and illustrated on the TMP to provide additional queueing capacity and streamline operations on adjacent streets to better serve parents and students as well as non-school related traffic.

### COORDINATION WITH CITY AND ISD STAKEHOLDERS

On Tuesday, October 29, 2019, representatives from BBI, the City of Mesquite, Mesquite ISD and WRA Architects met to discuss the proposed Traffic Management Plan (TMP) for Kimbrough Middle School. During this meeting, drone footage of the site and BBI observations were discussed and problem areas were identified. The representatives identified potential solutions for the identified problems and incorporated these solutions into a conceptual TMP agreed upon by all parties.

This conceptual TMP was then reviewed with Kimbrough Middle School staff members, who provided additional recommendations for the implementation of the TMP. Those recommendations were incorporated into the final TMP Concept included in this report.



## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN

### RECOMMENDATIONS

Based on the results of the analyses and evaluations conducted as part of this study, we offer the following recommendations:

#### Site improvements (illustrated on the TMP)

- Provide new special education bus staging area close to specified classrooms
  - Special education buses should stage in the area between the school and the parking extension in the west driveway loop.
  - School vans and other buses should stage in the parking extension.
- Implement new traffic patterns
  - The middle driveway on the east side of the building should be closed completely.
  - Exit driveways should be reduced to one lane with the use of cones and be designated as right-turn only during arrival and dismissal times.
  - Vehicles should not be permitted to park or stop in primary travel paths and bypass lanes (indicated by the red arrows on the TMP) for the purposes of waiting, loading or unloading of a student. If no space is available in the adjacent interior stacking lanes, the vehicle must exit the site and re-enter.
- Clearly identify on-site queueing areas
  - Striping should be provided, if possible.
- Regulate/manage the use of N. Galloway Avenue for queueing
  - The City of Mesquite will permit some sections of N. Galloway Avenue to be designated as street stacking zones
  - Implement no parking/no stacking restrictions as designated on the TMP.
  - Any vehicles waiting in this queue must enter the site at their earliest opportunity.

#### Raise parent awareness of the traffic management plan

Parent participation in the implementation of this traffic management plan is key. A comprehensive guide should be provided to all parents at the beginning of the school year to educate them on the traffic patterns and expectations. Parents should be encouraged to use the sanctioned drop-off/pick-up areas to ensure the safety of their student. Additional signage and striping can be utilized, as needed, to better communicate intended traffic patterns and restrictions.

#### Raise community awareness of the traffic management plan

Adjacent residents and the surrounding community should be made aware of the traffic management plan at the beginning of each school year, so they can know what to expect during arrival and dismissal times – which will enable them to plan around the school schedule and decrease the overall impact on them. It will also inform them of the intended traffic patterns, so they can avoid congested areas, if possible.

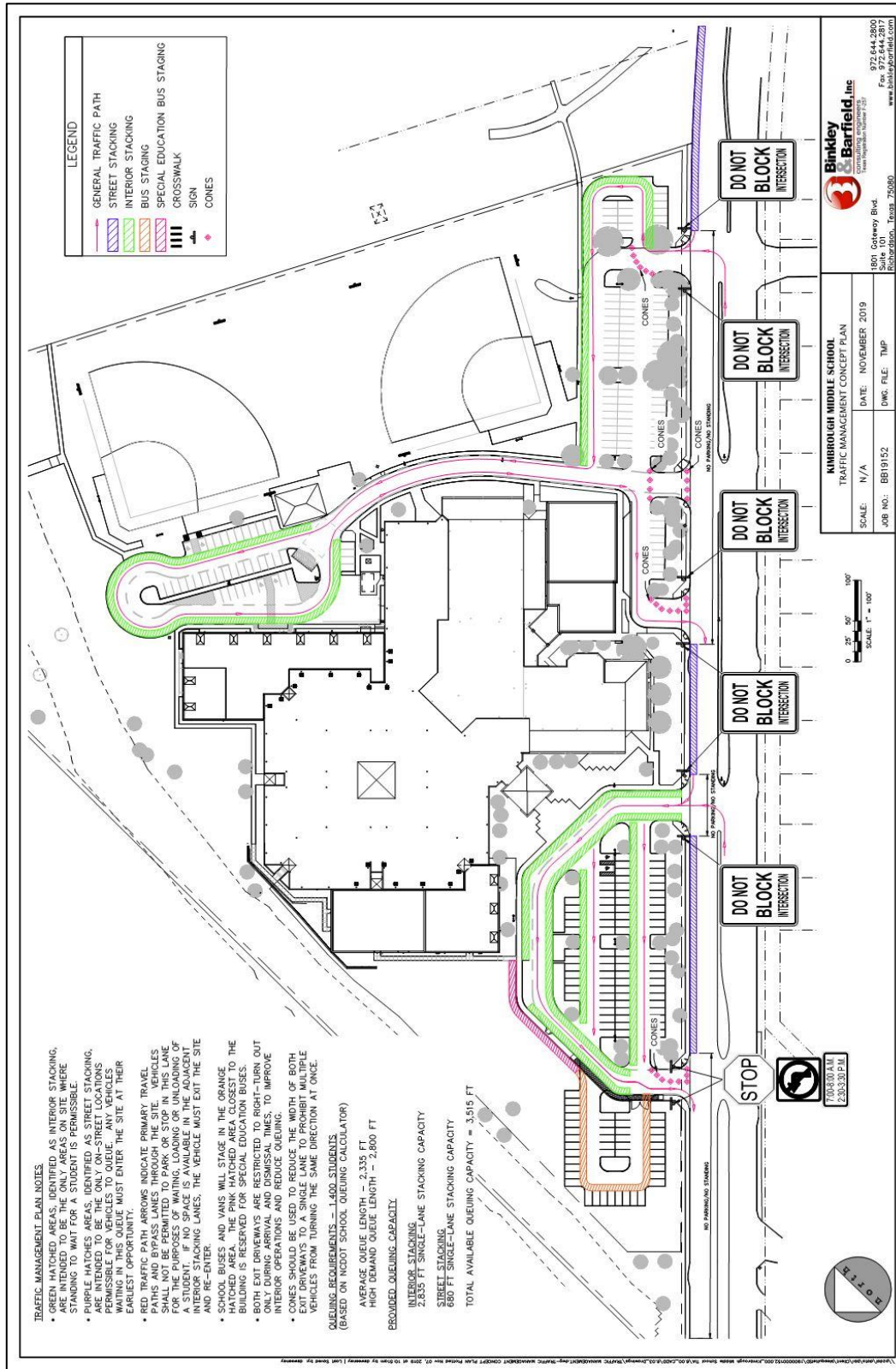
All recommended improvements have been shown on the Traffic Management Plan Exhibit located in the Appendix.

### CLOSING

We appreciate the opportunity to assist you in the preparation of a traffic impact analysis report and traffic management plan for Kimbrough Middle School in the City of Mesquite. Please do not hesitate to contact our office should you have any questions or comments concerning this report.



## ATTACHMENT 5 – TRAFFIC MANAGEMENT PLAN



## ATTACHMENT 6 – CONCEPT PLAN





**ATTACHMENT 7 – SITE PHOTOS**



**Proposed location of gym addition at Kimbrough Middle School; facing northeast**



**Proposed location of gym addition at Kimbrough Middle School; facing north**



ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTIFICATION

MESQUITE

T E X A S

Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

LOCATION: 3900 N. Galloway Avenue  
(See attached map for reference)  
CASE NUMBER: Z0919-0109

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

RECEIVED

DEC 05 2019

PLANNING AND ZONING

Mesquite Independent School District (MISD) has requested a Conditional Use Permit to allow Kimbrough Middle School to add a gymnasium onto the existing school building.

**LEGAL DESCRIPTION**

A S Warrall Abstract No. 1605, Tract 1, 19.512 Acres

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **December 9, 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, **January 6, 2020**, 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](mailto: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 **December 3<sup>rd</sup>** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **December 19<sup>th</sup>** 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: Z0919-0109

I am in favor of this request

I am opposed to this request ☒

Name: (required)

Address of  
Noticed Property:

Owner Signature:

Ruby R. HARE

3804 FARRINGTON ST. MESQUITE TX

Ruby R. Hare

Date: 11-30-2019

Reasons (optional):

It is horrible noisy at this school and they keep me from going out the alley. Also the people who play over there always throw trash all over my yard. I can't sleep at night because it is so noisy and people park behind my house when picking up their kids. I have brought this to a lot of people with City.

Please respond by returning to:

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

**ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTIFICATION**

Case Number: Z0919-0109	Name:(required)	<u>Ramona Carrillo</u>
I am <u>in favor</u> of this request <input checked="" type="checkbox"/>	Address of	<u>1108 Anwar St., Mesquite, TX 75150</u>
I am <u>opposed</u> to this request <input type="checkbox"/>	Noticed Property:	
	Owner Signature:	<u>Ramona Carrillo</u> Date: <u>12-3-19</u>
Reasons (optional):	<u>I don't want my taxes to go up.</u>	

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

**RECEIVED**  
DEC 05 2019  
PLANNING AND ZONING

**ATTACHMENT 8 – RETURNED PROPERTY OWNER NOTIFICATION**



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

**LOCATION:** 3900 N. Galloway Avenue  
(See attached map for reference)  
**CASE NUMBER:** Z0919-0109  
**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 Kimbrough Middle School to add a gymnasium onto the existing school building.

**LEGAL DESCRIPTION**

A S Warrall Abstract No. 1605, Tract 1, 19.512 Acres

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **December 9, 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, **January 6, 2020**, 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](mailto: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 **December 3<sup>rd</sup>** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **December 19<sup>th</sup>** 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: Z0919-0109

I am in favor of this request

Name:(required)

Address of

Noticed Property:

I am opposed to this request

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**

DEC 04 2019

PLANNING AND ZONING