



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0620-0142
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 13, 2020
City Council: Monday, August 3, 2020

GENERAL INFORMATION

Applicant: MM Mesquite 50, LLC.
Requested Action: Zoning change to amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements
Location: Generally located south of W. Sycene Road and west of Rodeo Center Blvd

PLANNING AND ZONING ACTION

Decision: The Commission unanimously recommended approval of the rezoning request to amend Planned Development Ordinance No. 4595
Conditions: The Commission did not include any additional stipulations with their approval.

SITE BACKGROUND

Platting: Not platted
Size: 56 +/- acres
Zoning: Planned Development Ordinance No. 4595
Future Land Use: Low Density Residential, Neighborhood Retail, Commercial
Zoning History (note: past zoning changes applied to part or all of the subject property):
1951: Annexed and zoned Residential
1958: Rezoned to Commercial, Special Use Permit
1968: Rezoned to Commercial
1984: Rezoned to Light Commercial
1986: Mesquite Arena Rodeo Entertainment Overlay District
2005: Rezoned to PD – Light Commercial
2006: Rezoned to PD – Townhomes
2018: Rezoned to PD Ordinance No. 4595

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail and Commercial	Retail and Restaurants
EAST:	C - Commercial	Limited Service Hotels
SOUTH:	PD - Planned Development	Mesquite Arena
WEST:	R-3, Single Family Residential	Single Family Homes

CASE SUMMARY

The developer, MM Mesquite 50, LLC., is requesting amendments to the current zoning, Planned Development (PD) Ordinance 4595, to allow an amenity center, a convenience store with fuel sales, and to modify the screening wall requirements. City Council approved PD Ordinance 4595 in 2018 to allow a townhome, retail, and restaurant development known as Iron Horse. The residential portion of the development is currently under construction.

The developer may add an amenity center, as shown in Attachment 9, for the future residents of the development. The Concept Plan in PD Ordinance 4595 did not include an amenity center, nor does it list it as a permitted use. The underlying residential zoning also does not permit a neighborhood amenity center by right. As part of the PD amendment request, the developer would like the ability to install an amenity center in the future. If approved, the PD amendment will allow the amenity center but not require it.

The second part of the PD amendment is allowing a convenience store with fuel sales at the southeast corner of W. Scyene Road and Rodeo Drive (Tract 1D). The proposed PD amendments will include adding two new Concept Plans (1A and 1B) showing two scenarios for Tract 1D, as shown in Attachment 8. Concept Plan 1A shows 16 fueling positions with a 4,650 square foot convenience store that may include a restaurant within the building. Concept Plan 1B shows 12 fueling positions with a 4,088 square foot convenience store and a stand-alone, drive-through restaurant building. City Council could approve both Concept Plan options or only adopt one of them.

The third amendment to the PD is to replace Exhibit F – Screening in PD Ordinance 4595 with a new exhibit showing the reduced screening wall height from 8 feet to 6 feet in certain areas. It would also replace the masonry screening wall at the northeast side of Tract 1B-1 with a six-foot wrought iron fence with landscaping. The development includes several large retaining walls due to the dramatic changes in grade. Currently, Exhibit F requires an 8-ft masonry wall where it would be placed at the top of some of the large retaining walls. Given the grade differences between residential and non-residential uses, an 8-ft masonry wall may not be necessary. The new Exhibit F is shown in Attachment 7.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* adopted in 2019 designates parts of the subject property to reflect the land uses that were approved in PD Ordinance 4595. Those land use designations include Low Density Residential, Neighborhood Retail, and Commercial.

- Low Density Residential represents a traditional single-family detached neighborhood where each dwelling unit is located on an individual lot.
- Medium Density Residential represents single-family residential neighborhoods. This type of residential development is more dense than the Low Density Residential category and may include some attached units.
- Neighborhood Retail land use designation represents a variety of retail and personal service businesses that meet the daily needs of the residents.
- Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category.

STAFF COMMENTS:

The proposed PD amendments comply with the *Mesquite Comprehensive Plan*. The added use of a convenience store with fuel sales is located on the subject property, where it is designated for Neighborhood Retail by the *Mesquite Comprehensive Plan*.

MESQUITE ZONING ORDINANCE

SECTION 4-201(A) PROPOSED USES

“An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance.”

STAFF COMMENTS:

The amendment will add the amenity center and convenience store with fuel sales to the PD Ordinance 4595 as permitted uses. All other use requirements in PD Ord 4595 will continue to apply.

SEC. 4-201(B) DEVELOPMENT REQUIREMENTS

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the

City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

STAFF COMMENTS:

The proposed PD amendments will not modify the landscaping and design that are already in place in PD Ordinance 4595 beyond what is proposed in the amendments. It is Staff’s opinion that the existing PD with the proposed amendments will meet or exceed the spirit and intent of the Mesquite Zoning Ordinance and *Mesquite Comprehensive Plan*.

SEC. 4-201(C) CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

STAFF COMMENTS:

Exhibit C (attachment 8) includes the concept plans for Tract 1D. Concept Plans 1A and 1B both include enhanced landscaping with enhanced landscaped features near the intersection of W Scyene Rd. and Rodeo Drive. The existing Concept Plan in PD Ordinance 4595 would continue to apply to Tracts 1A, 1B-1, 1B-2, 1C, 2A, 2B, and 3.

CONCLUSIONS

ANALYSIS

The initial vision for Iron Horse development did not involve a convenience store with fuel sales. However, the proposed convenience store with fuel sales will be located where the Mesquite Comprehensive Plan designates it for neighborhood retail use. A convenience store can be considered as a neighborhood retail use. It is Staff’s opinion that the proposed PD amendments comply with the *Mesquite Comprehensive Plan*.

RECOMMENDATIONS

Staff recommends approval of the zoning change to amend PD Ordinance 4595 with the following stipulations:

1. Add Exhibit G (Concept Plan 1A and 1B) for Tract 1D.
2. Revise Exhibit D (Permitted Uses and Development Standards) with the removed language marked by strikethrough and the added language marked with the underline, as shown.
3. Replace Exhibit F – Screening with a new Exhibit F – Screening showing six-foot wall heights and wrought iron fence with landscaping as shown in the Exhibit.

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 favor and three notices in opposition to the request.

CODE CHECK

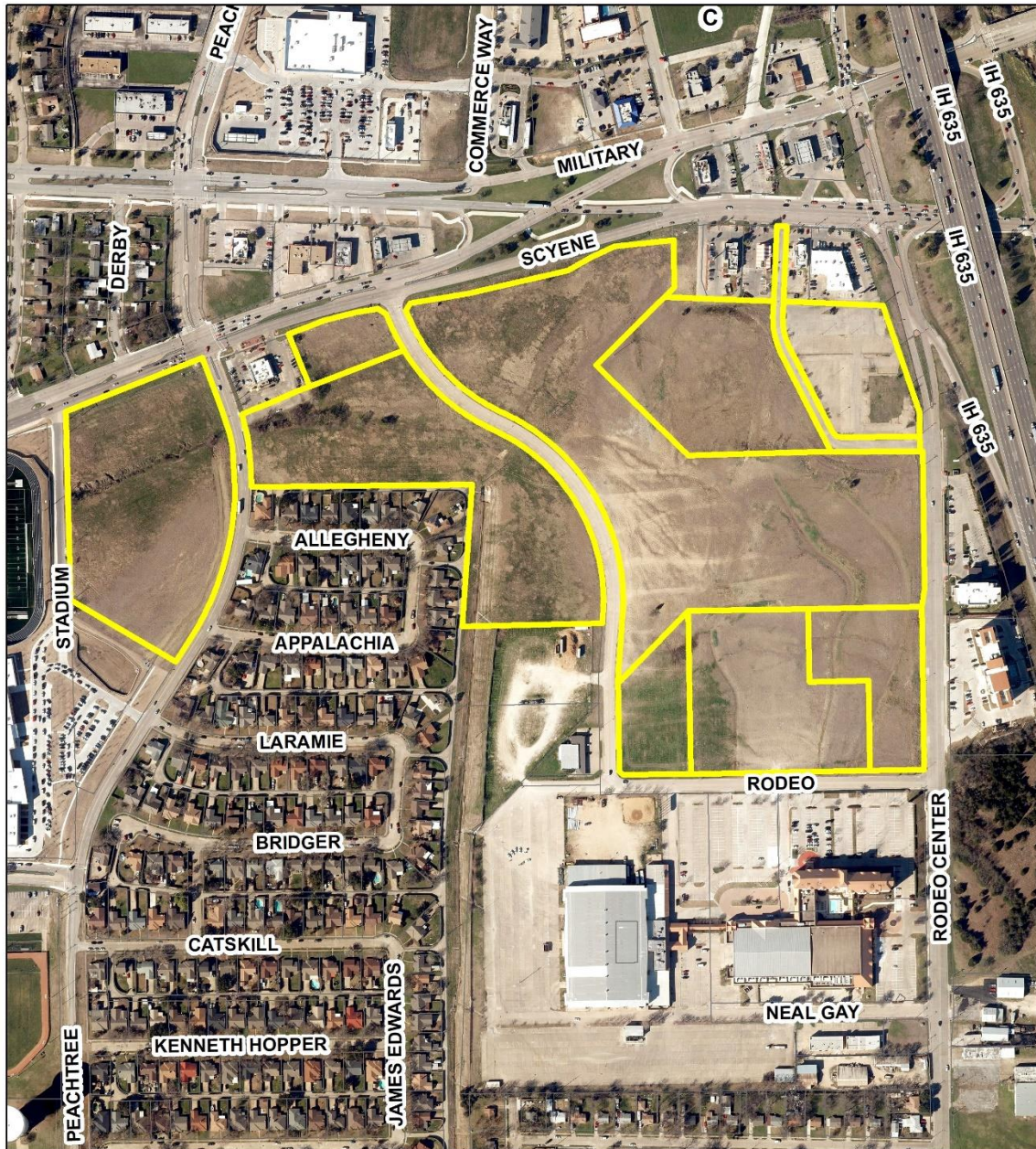
As of the date of this writing, the site does not have any open code cases.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Returned Public Notices
7. Exhibit D – Revised Planned Development Standards
8. Exhibit F – Screening (Revised)
9. Exhibit G – Concept Plan 1A and 1B for Tract 1D
10. Exhibit H – Amenity Center Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map: Zoning Case Z0620-0142



Request: Amend Planned Development Ordinance No. 4595 to allow an amenity center, convenience store with fuel sales, and to modify the screening wall standards.
Applicant: MM Mesquite 50, LLC.

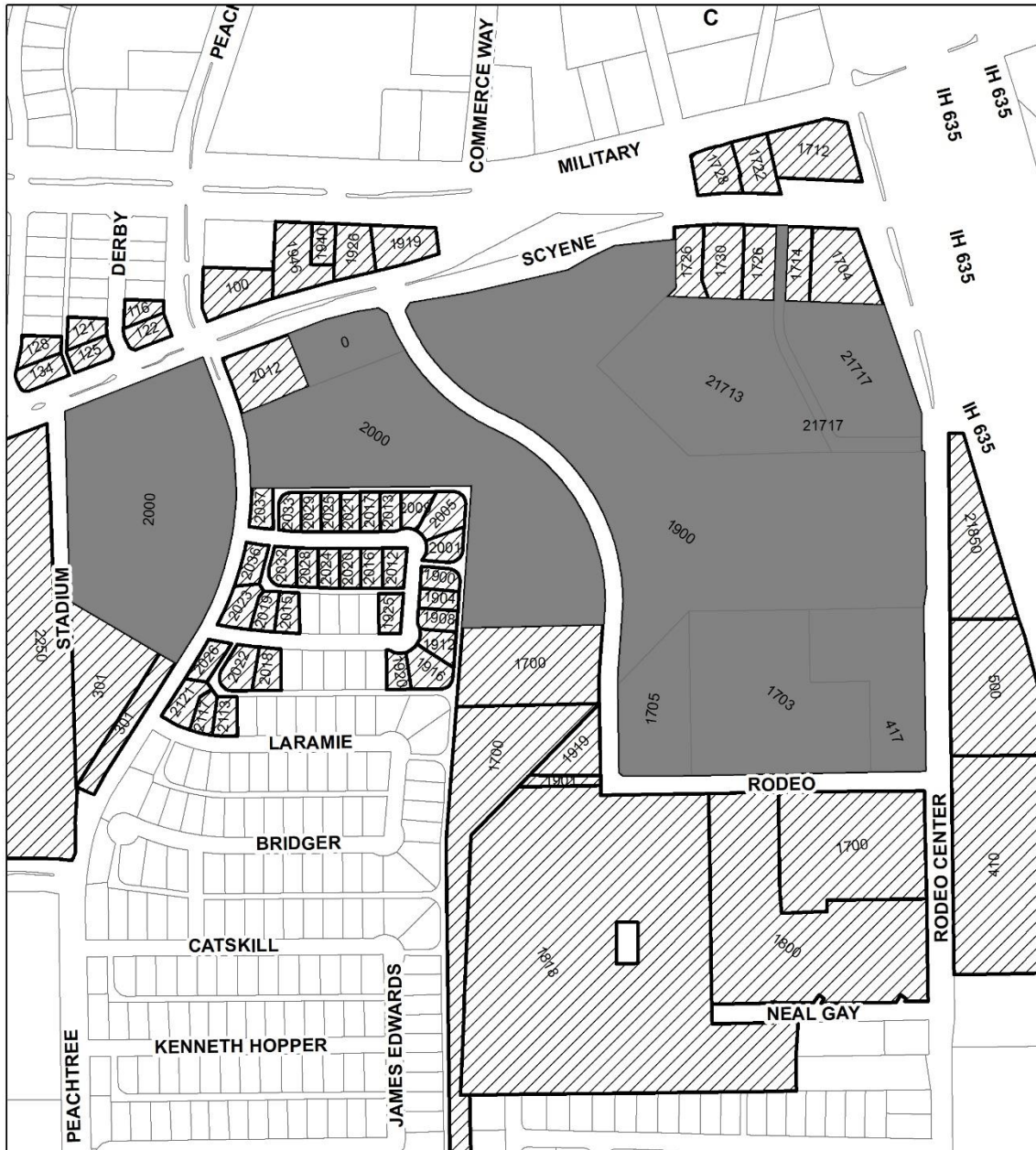
Legend

-  Subject Properties
-  Parcels



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map: Zoning Case Z0620-0142



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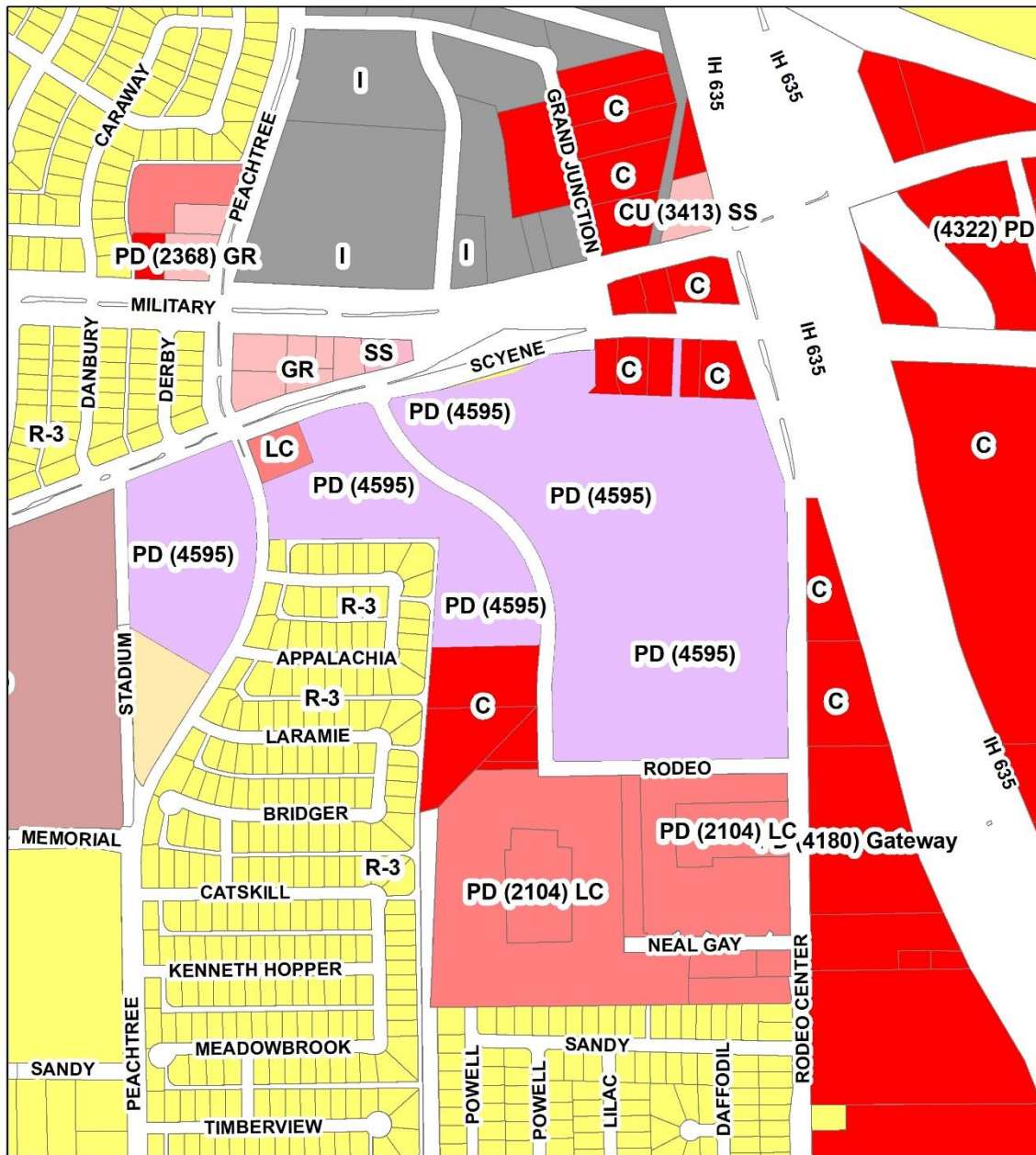
Legend

-  Subject Properties
-  Noticed Properties
-  Parcels






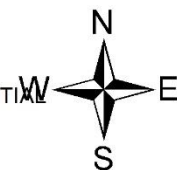
ATTACHMENT 3 – ZONING MAP

Zoning Map: Zoning Case Z0620-0142



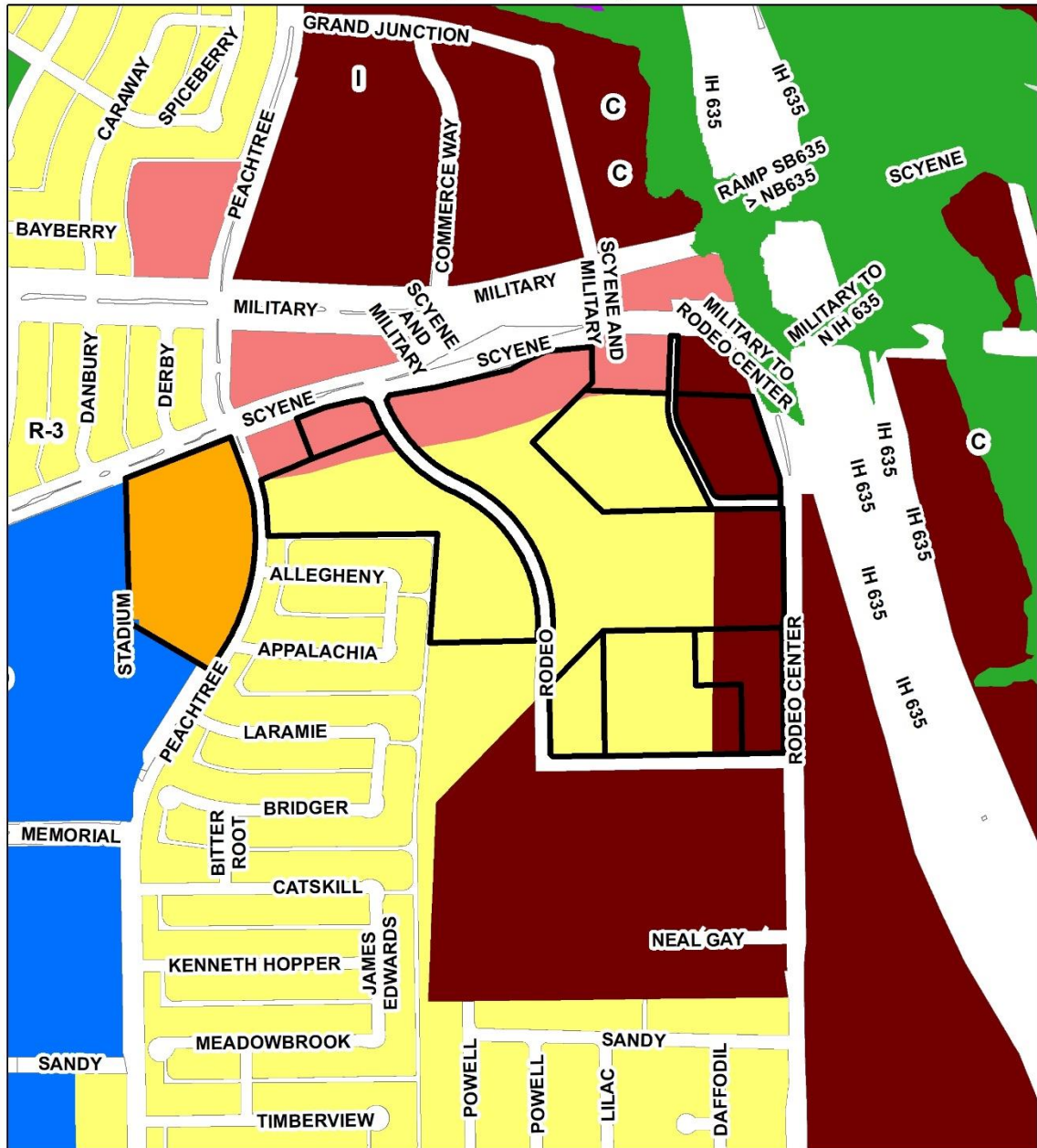
Legend

 PD ORD 4595
  INDUSTRIAL
  SERVICE STATION
 COMMERCIAL
  LIGHT COMMERCIAL
  SINGLE FAMILY RESIDENTIAL
 GENERAL RETAIL
  OFFICE
  TOWNHOMES



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map: Zoning Case Z0620-0142



Legend

Subject Properties

Land Use

Low Density Residential

Medium Density Residential

Neighborhood Retail

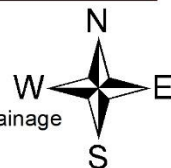
Commercial

Light Industrial

Public/Semi-Public

Parks, Open Space, Drainage

Utilities



ATTACHMENT 5 – SITE PICTURES



View of the retaining wall on the north end of the residential Tract 1C. PD amendment would place a wrought iron fence on top of the retaining wall instead of requiring an 8-ft masonry wall.



View of the retaining wall on the north end of the residential Tract 1C. PD amendment would place a wrought iron fence on top of the retaining wall instead of requiring an 8-ft masonry wall.



View of the north end of the residential Tract 3. The PD amendment would place a 6-ft masonry wall on top of the retaining wall instead of requiring an 8-ft masonry wall.

ATTACHMENT 6 – RETURNED PUBLIC NOTICE



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (See map below for reference)
FILE NUMBER: Z0620-0142
APPLICANT: MM Mesquite 50, LLC.
REQUEST: Rezoning to amend Planned Development Ordinance No. 4595

The requested Zoning Change would amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, July 13, 2020, at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, August 3, 2020, at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com

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 pm on July 9th to be included in the Planning and Zoning Commission packet and by 5 pm on July 17th 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)

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

Zoning Case: Z0620-0142
I am in favor of this request
I am opposed to this request
Name (required): Franklin Tran
Address of Noted Property: 1712 W. Scyene Rd
Owner Signature: Franklin Tran Date: 7/6/20
Reasons (optional): Too many gas and convenience clusters in small area

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

RECEIVED
JUL 10 2020
PLANNING AND ZONING



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
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Zoning Case: Z0620-0142
I am in favor of this request ☒ Name (required): Polina G. Pargust
Address of: 2012 W. Scyene Road Mesquite, TX 75149
Noticed Property:
Owner Signature: [Signature] Date: 7/9/20
I am opposed to this request ☐
Reasons (optional): Helps make the Retail Area a destination point

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

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JUL 13 2020
PLANNING AND ZONING

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Zoning Case: Z0620-0142

I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

Jimmy And Glenda WEBB
2009 Allegheny Drive Mesquite, TX 75149
JWEBB Date: 7-9-20

Reasons (optional):

Please respond by returning to:

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

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JUL 13 2020
PLANNING AND ZONING



CITY OF MESQUITE
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I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

Ann K Thomas

1919 Rodeo Drive

Ann K Thomas

Date: 7-14-20

Reasons (optional):

It will attract too much traffic and
loitering. Rodeo Drive is TOO NARROW for
(short past) traffic as it is!!

Please respond by returning to:

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

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JUL 17 2020

PLANNING AND ZONING

Need 4 full
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CITY OF MESQUITE
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Zoning Case: Z0620-0142

I am in favor of this request ☒

I am opposed to this request ☐

Name (required)

Address of

Noticed Property:

Owner Signature:

Juan Rico, Trustee
1728 Scyene Rd Mesquite, 75149
Sus Rico, Trustee
Juan Rico, Trustee

Date: *7-12-2020* Texas

Reasons (optional):

Please respond by returning to:

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

RECEIVED

JUL 17 2020

PLANNING AND ZONING

ATTACHMENT 7 – EXHIBIT D – REVISED DEVELOPMENT STANDARDS

I. Residential Development Regulations

A. Residential Lot Standards – Table 1

Lot Type	Tracts per Concept Plan	Min. Lot Size	Min. Lot Width*	Min. Lot Depth	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback (Interior Lot)	Min. Side Yard Setback (Corner Lot)	Max. Height	Max. Lot Coverage	Min. Dwelling Size	Min. Separation Between Buildings	Max. Number of Units per Building
SF Bungalows	Tract 1C, 2A	2,600 S.F.	40'	65'	8' (main structure) 20' (garage)	2'	2.5'	10'	35'	No Max.	1 story - 1,250 S.F. 2 Story - 1,600 S.F.	5'	N/A
SF Villas	Tract 1C	4,000 S.F.	40'	100'	20'	10'	5'	10'	35'	No Max.	1,800 Sq ft.	10'	N/A
Zero Lot Line - 2-504	Tract 2A	1,296 S.F.	24'	55'	6'	4'	0' side setback on one side, 3' side setback on the other side	10'	45'	No Max.	1,200 S.F.	N/A	N/A
Townhouse - Rear Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	22'	65'	6'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
Townhouse - Front Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	22'	85'	20'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
*Minimum Lot Width is measured along the front building line for all lots.													
Zero Lot Line Residential - The plat shall dedicate, a one foot (2') wide Ingress, Egress, Overhang and Drainage Easement within the three foot (3') side setback for the purpose of maintenance, repair, and/or replacement of wall, overhang, roof, and/or eaves, and drainage onto the adjacent property. A minimum of three feet (3') separation between all principal structures must be provided for Zero Lot Line Residential.													
No front elevation of a Zero Lot Line Residential shall be repeated any more often than once every 3 lots in a row. No front elevation of Villas and Bungalows Residential shall be repeated any more often than once every 2 lots in a row.													
All residential dwellings shall conform to City of Mesquite's Fire code. Depending on code and building separation, certain dwellings may need to be sprinklered and/or a higher fire wall may be required.													
Parking and Storage of Recreational Vehicles and Equipment. No recreational vehicle, motorhome, watercraft or other equipment greater than six feet (6') in height when mounted on its transporting trailer shall be parked or stored on any lot with a dwelling unit. Regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.													
Homeowner's Association. Before the issuance of a certificate of occupancy for a project containing any common areas or community facilities, it shall be necessary to assure the City that provisions have been made for adequate upkeep and maintenance association established to maintain and manage all such common areas, residential front lawns, and community facilities. HOA shall maintain residential areas once per week. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the event that the Association fails to do so.													
Primary Building Façade Materials	Front, Side and Rear elevations shall each be 90% brick or stone masonry excluding doors, windows, garage doors, and dormers; other façade materials may be Hardie-board/plank or equivalent.												
Screening and Fencing	In order to create a walkable urban environment, screening shall only be required along arterials and directly adjacent to commercial areas. Where required, screening shall be (i) precast panel wall masonry construction or (ii) masonry construction, minimum Eight feet (8') in height. Any further screening may be provided at the discretion of the developer and approved by the City of Mesquite. Wooden fencing shall never be adjacent to Right-of-Way. Wrought Iron Fencing shall be permissible as screening in certain areas given City of Mesquite Approval. Wrought Iron fencing is acceptable behind Tract 1C lots along Rodeo Drive.												
Parking	1.) All Residential Units, attached or detached, shall provide two (2) garage Spaces per Unit. 2.) Front Entry Residential shall provide two (2) off-street parking spaces through use of a minimum eighteen foot (18') by eighteen foot (18') wide driveway and parallel or head in parking. 3.) Rear Entry Residential units, attached or detached, shall provide one and half (1.5) parking spaces for every two (2) units. Parking shall be either designated parallel, head-in, or driveway space.												
Tract 1C -Southern Egress	Second egress point at the southern border of Tract 1C shall be a gated exit per City of Mesquite's Approval.												
Phasing	Development may be constructed in phases.												

B. Residential Landscape, Open Space, and Screening as shown on Landscape Concept Plan.

1. General Landscape Requirements

- Landscape areas equal to a minimum of 10 percent of the site area shall be provided.
- Calculation of the minimum landscape area may include internal landscaping in parking areas and a required buffer tree line. Adjacent rights-of-way shall be landscaped, but these areas shall not be included in the calculation of required area.
- Portions of the site area planned for development as part of a later phase may be excluded from the calculation of minimum landscape area for the portion of the site area being developed as part of the current phase.
- Adjacent rights-of-ways shall be landscaped with lawn or groundcover, but these areas shall not be included in the calculation of required minimum landscape area.

2. Tree Requirement

- a. One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.

3. Individual Lot Landscape Standards

- a. For each single family residential lot - a minimum of one shade tree, or one evergreen tree, or 3 small ornamental trees in the front yard of each dwelling unit; and one gallon shrubs, planted no more than 3 feet on center, along the front of the structure. Plant material to be selected at a later date, by lot builder, and shall satisfy the City of Mesquite required plant schedule outlined by table 1A-500.

4. Tract 1B-1, 1B-2, 1C, 2A, and 3

- a. Required: 10% of total Site Area
- b. 50% of the above landscape requirement to be located between main building and front or side property lines.
- c. 1 tree / 500 sf within a required landscape area

5. Tract 1C (Rodeo Drive) – 6' concrete sidewalk. Outside of ROW landscaping area will include flowering ornamental trees and landscape berms with shrubs/groundcover where a decomposed granite pathway shall lie. The landscaping will also consist of native grasses for groundcover, Bermuda sod, and a steel cattle themed landscape monument.

6. Tract 2A (Rodeo Drive) – 6' concrete sidewalk along tract 2A. Outside of ROW landscaping area will include steel cattle themed landscape monuments, a decomposed granite pathway, and a raised water feature. Large canopy trees, planter bed seating area surrounded by ornamental trees, Bermuda sod, and screening shrubs/groundcover.

7. Tract 3 (Peachtree Road) –5' concrete sidewalk. Flowering ornamental tree that will bring color to the area and large canopy trees with seating area. The landscaping will also consist of native grasses used for groundcover, Bermuda sod, and a small screening fence with planter beds.

C. Neighborhood Amenity Center

1. A Neighborhood Amenity Center shall be permitted in Tract 2A. The site plan and plat for a Neighborhood Amenity Center shall substantially conform to Concept Plan, as shown in Exhibit H.

II. Non-Residential Development Regulations - The permitted uses and standards must be in accordance with the Light Commercial zoning districts, unless otherwise specified herein:

Commercial per Concept Plan	Tract	Land Uses	Min. Front Yard Setback (Primary Use Structure)	Min. Front Yard Setback (Accessory Use Structure)	Max. Height	Max. Lot Coverage			
Zoning Tract 1A (Light Commercial)	Tract 1A	LC	Per City Code						
Zoning Tract 1D (Light Commercial)	Tract 1D	LC	Per City Code						
Zoning Tract 2B (Light Commercial)	Tract 2B	LC	25'	10'	Per City Code	Per City Code			
* Tract 2B	<p>1. The primary use within a platted lot shall be considered to be the structure within which the primary business is conducted on the property. All other improvements, excluding signage, within a platted lot shall be considered accessory uses. Primary uses shall be subject to a 25 foot front yard setback. Accessory uses shall be subject to a 10 foot front yard setback. For non-residential uses within Tract 2B, only frontage on Scyene shall be considered to be the front yard, all other street frontage shall be considered to be side or rear yards. There is no rear or side yard setback for non-residential uses in Tract 2B.</p> <p>2. If developer is required to construct a right turn decel lane at the intersection of Scyene Road and Rodeo Drive, no greater than a five (5) foot sidewalk shall be required along Scyene Road for Tract 2B.</p>								

1. Bowling Center/Indoor Recreational Facility permitted by right on Tract 1A.

2. Prohibited Uses:

- a. Check Cashing Services
- b. Motorcycle Sales and Repair
- c. Recycling Kiosk
- d. Sexually Oriented Businesses
- e. ~~Limited Fuel Sales~~
- f. Automotive Dealers
- g. Auto and Home Supply Store
- h. Tobacco Stores
- i. Funeral Services, Crematories
- j. Medical Equipment Rental
- k. Bail Bond Services
- l. Passenger Car Rental
- m. Automotive Repair Shops
- n. Automotive Parking (Principle Use)
- o. Automotive Diagnostic, Inspection Services
- p. Hotels, Camps, Other Lodging Places
- q. Repair Services

2. Nonresidential Architectural Standards shall be governed by the POA's CCR's. Architectural Standards for all Light Commercial shall resemble the architectural

standards set forth by the Residential HOA. Architectural Standards shall meet or exceed the City of Mesquite's Community Appearance Manual. Nonresidential Developments shall have the opportunity for alternate standards given City approval.

3. Nonresidential Tracts 1A, 1D, and 2B (per concept plan) are subject to City of Mesquite Commercial Property Landscape Standards.
4. A convenience store with fuel sales shall be permitted in Tract 1D. The site plan and plat for a convenience store with fuel sales shall substantially conform to Concept Plan 1A or 1B, as shown in Exhibit G.

3. Public Streets and Sidewalks

1. **Public Streets.** The street system is intended to create an urban feel and pedestrian friendly environment with easy and convenient access to community open spaces and amenities, some of which are shared with the adjacent commercial/retail. Streets shall be classified and constructed as follows:
 - a) Urban Residential Type 1 (Front Entry, Tract 1) –
 - a. Right-of-Way shall be fifty-feet (50') wide;
 - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
 - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
 - b) Urban Residential Type 2 (Front Entry, Tract 2 and Tract 3) –
 - a. Right-of-Way shall be forty-two feet (42') wide;
 - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
 - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
 - c) Urban Residential Type 3 (Parallel Street Parking) –
 - a. Right-of-Way shall be forty-two feet (42') wide;
 - b. Pavement width shall be increased by a minimum of two-feet (2') in width on the side of the street with rear entry residential. If rear entry residential is provided on one side of the street then the paving shall be a minimum of thirty-two and a half feet (32.5') wide from back of curb to back of curb. If rear entry residential is provided on both sides of the street then the paving shall be a minimum of thirty-four feet (34') wide from back of curb to back of curb. Trees wells can be provided to define parking areas and provide landscaping. Where tree wells are provided, a minimum of twenty-four feet (24') clear paving shall be provided;
 - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.

- d) Alley Entry (Standard) –
 - a. Right-of-Way shall be eighteen feet (18') wide;
 - b. Right-of-Way shall transition from eighteen feet (18') wide at its typical section to twenty-two feet (22') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
 - c. Alley pavement shall be twelve feet (12') wide from edge of alley to edge of alley;
 - d. Alley pavement shall transition from twelve (12') wide at its typical section to sixteen feet (16') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
 - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- e) Alley Entry (Fire/EMS Access) –
 - a. Right-of-Way shall be twenty-four feet (24') wide;
 - b. Right-of-Way shall transition from twenty-four feet (24') wide at its typical section to twenty-eight feet (28') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
 - c. Alley pavement shall be twenty feet (20') wide from edge of alley to edge of alley;
 - d. Alley pavement shall transition from twenty (20') wide at its typical section to twenty-four feet (24') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
 - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- f) Ingress and Egress Easement, Volume 85144, Page 375 and Utility and Drainage Easement, Volume 85186, Page 5465 adjacent to Lot 1, Block A, The Landmark Addition, Volume 85135, Page 3484. Development Road connecting Peach Tree Road and Rodeo Drive as shown on the Concept Plan.
 - a. Residential development shall be allowed to connect to the existing access and utility easement.
 - b. Developer may dedicate this as an Urban Residential street as long as the improvements are reconstructed to the standards established herein.
 - c. Regardless of whether the improvements are public or private, access shall be allowed to serve both the residential or commercial use. If the improvements are to remain private, then a property owner's association or homeowner's association must be established for the inspection and maintenance of said improvements. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the event that the Association fails to do so.

- g) Horizontal Geometry –
 - a. Urban Residential – The minimum center line horizontal radius shall be fifty feet (50’).
 - b. Alley Streets – The minimum center line horizontal radius shall be fifty feet (50’).
 - c. Curb Returns –
 - i. Urban Residential to Urban Residential – minimum curb return shall be twenty feet (20’) radius;
 - ii. Urban Residential to Collector – minimum curb return shall be twenty feet (20’) radius;
 - iii. Urban Residential to Arterial – minimum curb return shall be twenty feet (20’) radius;
- 2. **Curbs.** All curbs shall be standard six-inch with the exception that mountable curbs will be allowed adjacent to front entry townhomes (Lot Type: Townhouse – Front Entry 2-502).
- 3. **Signage.** The developer shall provide signage that designates no parking areas along Urban Residential Streets as determined and directed by the City Engineer. All signage requirements will be determined during the preliminary platting and final platting processes.
- 4. **Public Sidewalks.** The sidewalk system is intended to create walkability within this urban mix use development easy and convenient access to community open spaces, amenities, commercial/retail businesses. Sidewalks shall be constructed as follows:
 - a. Along Urban Residential – shall be five feet (5’) wide and located adjacent to the back of curb.
 - b. Along Rodeo Drive – shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.
 - c. Along Hwy 352 – shall be ten feet (10’) wide per the trail plan and located within the right-of-way on the right-of-way line.
 - d. Along Rodeo Center Boulevard – Shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.

Developer may meander the sidewalk within the development up to eight feet (8’) as long as a sidewalk maintenance easement is provided.

- 5. **Residential Mailboxes.** Cluster boxes shall be provided as required by the US Postal Service. Cluster boxes shall be limited to eight units per box unless otherwise directed by the US Postal Service. The developer shall provide a preliminary cluster box layout for the City’s review with the preliminary plat submittal.

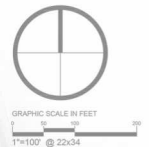
EXHIBIT F
Z0620-0142

RESIDENTIAL USE PARKING NOTES:

1. ALL RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT.
2. FRONT ENTRY RESIDENTIAL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES THROUGH USE OF A MINIMUM EIGHTEEN-FOOT (18') BY EIGHTEEN-FOOT (18') WIDE DRIVEWAY.
3. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR EVERY TWO (2) UNITS. PARKING SHALL BE EITHER DESIGNATED PARALLEL, HEAD-IN, OR DRIVEWAY SPACE.

★ DECEL LANE HWY352 TO SOUTHBOUND RODEO DRIVE

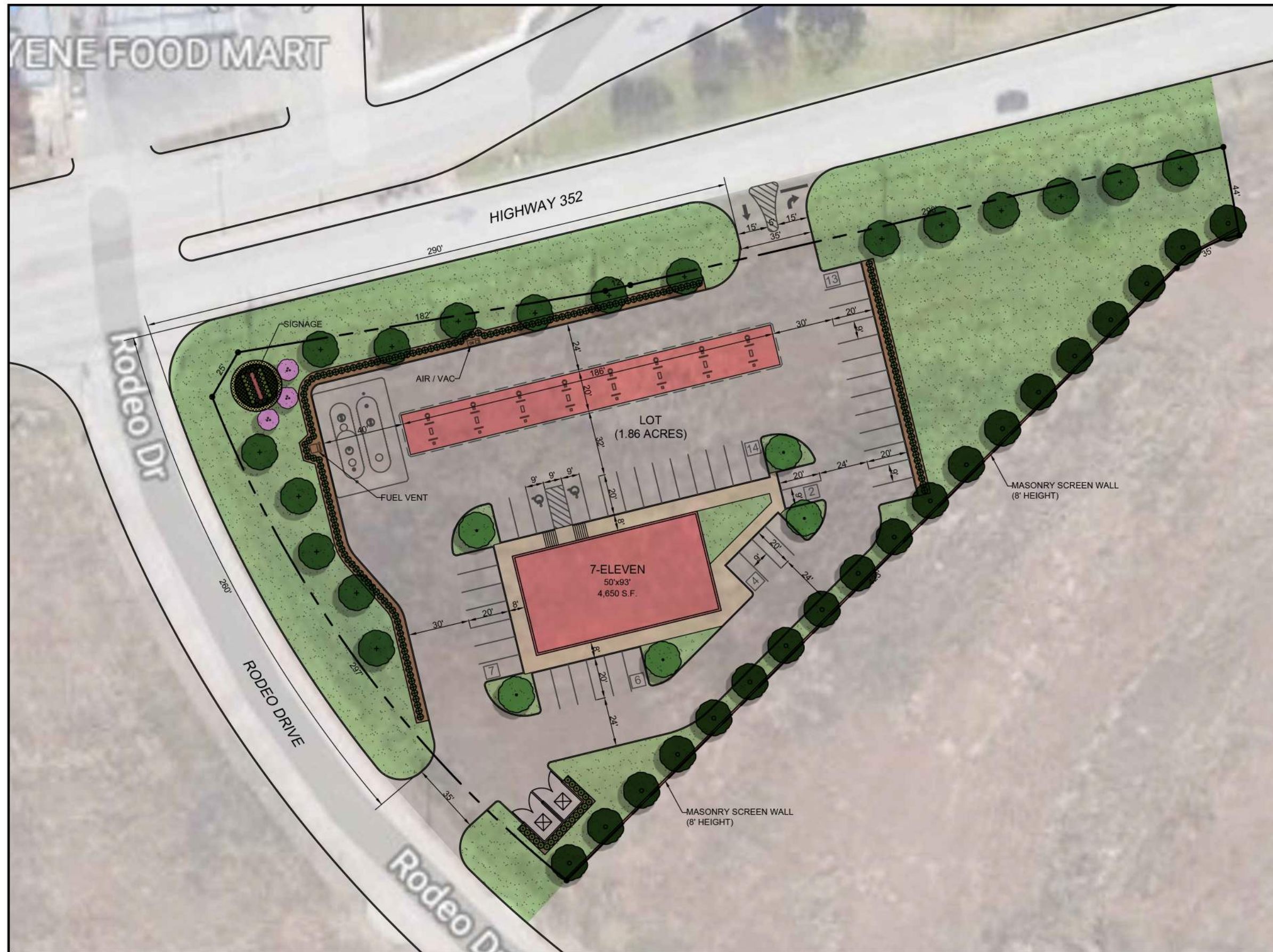
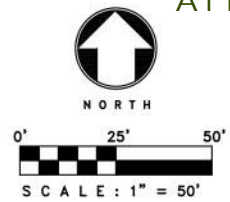
* DECEL LANE HWY352 TO SOUTHBOUND RODEO DRIVE



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LAST SAVED: 7/5/2019 10:24 AM

Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE ASSISTANCE OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.



- NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
 3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
 4. ALL MEASUREMENTS ARE ESTIMATED.



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7-ELEVEN
HIGHWAY 352 & RODEO DRIVE
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

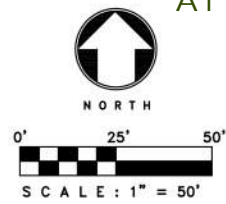
ISSUE:
FOR PLANNING 06.30.2020

DATE:
06.30.2020

SHEET NAME:
PRELIMINARY SITE PLAN

SHEET NUMBER:

PSP.1



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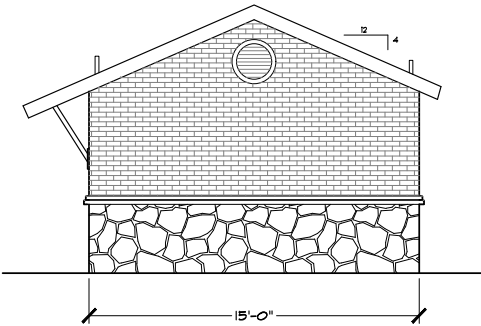
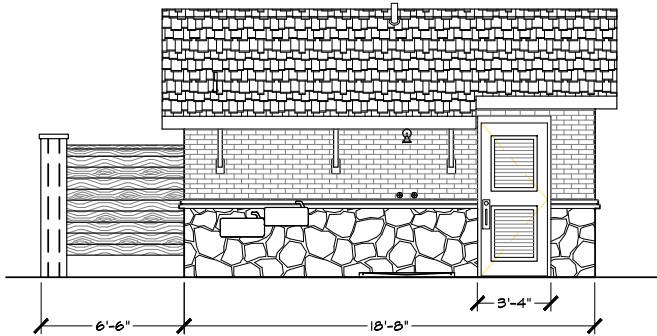
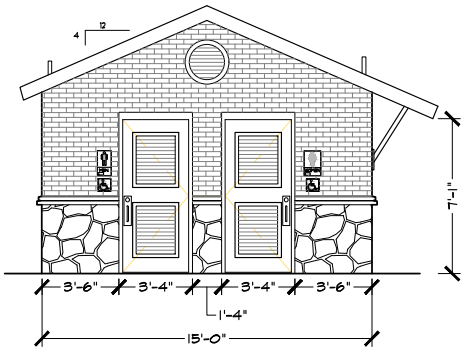
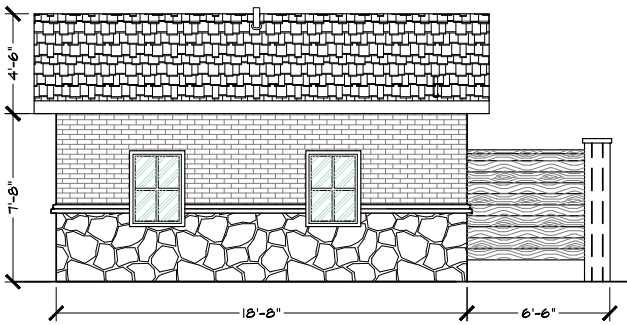
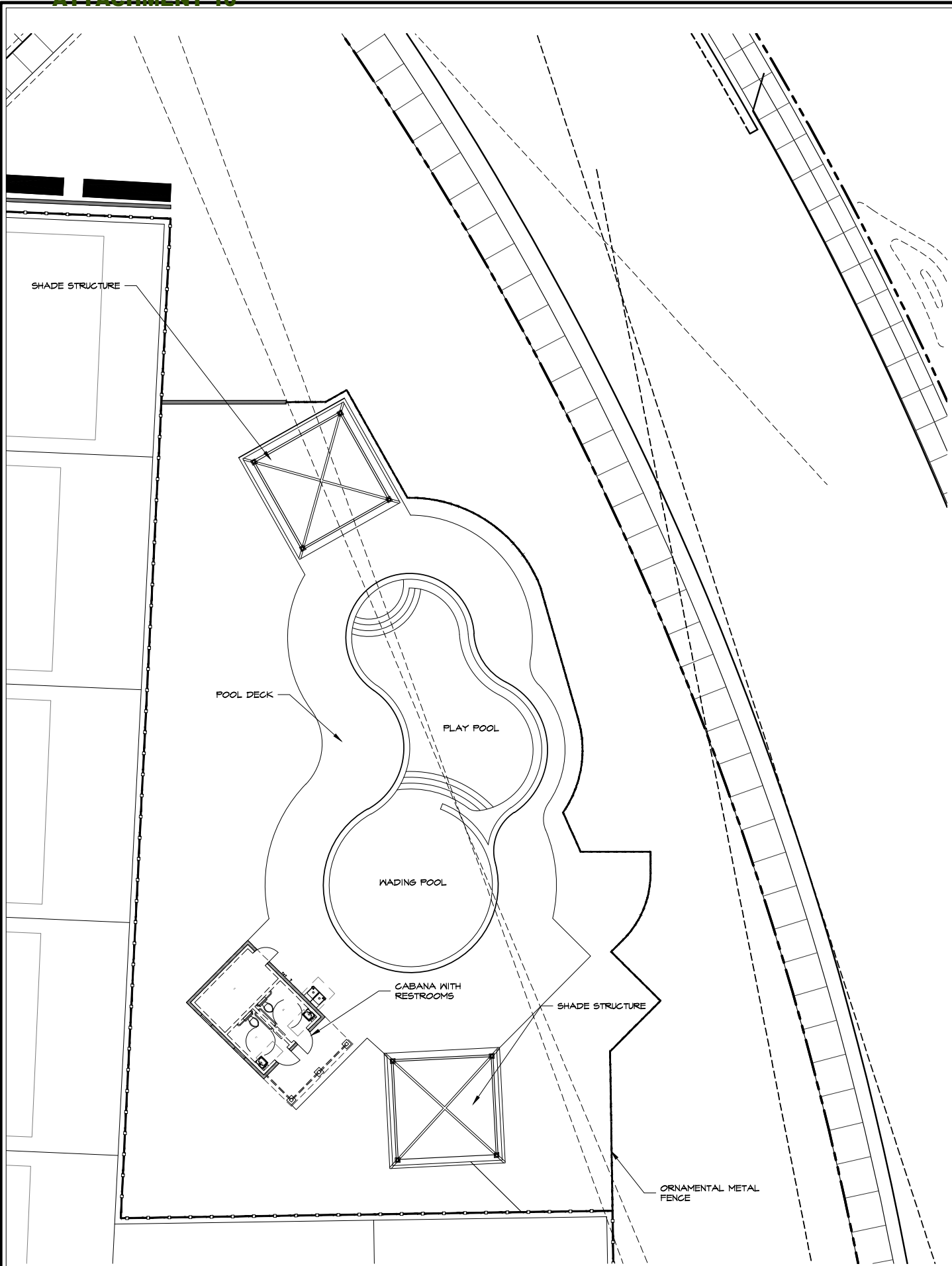
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06.30.2020

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PRELIMINARY SITE PLAN

SHEET NUMBER:

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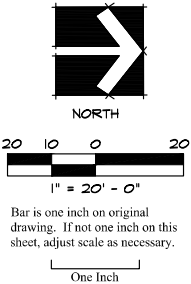
1 BLDG ELEVATIONS
SCALE 1/4" = 1'-0"

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 04-19-2019



LANDSCAPE AND SCREENING

Amenity Center Exhibit
Iron Horse Village
City of Mesquite, Dallas County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	1	

PROJECT
CAD076

SHEET
AC 1