

FILE NUMBER: Z0920-0153
REQUEST FOR: “PD – I,” Planned Development Industrial within the Skyline Logistics Hub Overlay District
CASE MANAGER: Lesley Frohberg

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, December 14, 2020
City Council: Monday, January 4, 2021

GENERAL INFORMATION

Applicant: Brian Bridgewater, Manhard Consulting, on behalf of Wintergreen HS Partners, Ltd.
Requested Action: Rezone from “TNMR”, Traditional Neighborhood Mixed Residential & “C”, Commercial within the Skyline Logistics Hub Overlay District to “PD-I”, Planned Development Industrial within the Skyline Logistics Hub Overlay District with restrictions on manufacturing uses.
Location: 2400, 2500, and 2600 East Meadows Blvd.

PLANNING AND ZONING ACTION

Decision: On December 14, 2020, the Planning and Zoning Commission unanimously recommended approval of the Comprehensive Plan Amendment from Commercial to Light Industrial and a change in zoning from “TNMR,” Traditional Neighborhood Mixed Residential & “C”, Commercial within the Skyline Logistics Hub Overlay District to “PD-I”, Planned Development Industrial within the Skyline Logistics Hub Overlay District, subject to the following conditions:

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan and Development Standards, attached hereto as Exhibits A and B (Attachments 6 and 7).
2. The reconstruction and/or alteration of East Meadows Boulevard must be approved by the City Engineer and Manager of Traffic Engineering.
3. Sidewalks shall be added on both sides of East Meadows Boulevard the full extent of the area proposed to be reconstructed.
4. The applicant must attempt to contact the property owner notification area (200 feet) in writing and/or via neighborhood meeting in both English and Spanish language informing them of the request.

SITE BACKGROUND

| | |
|-----------------|---|
| Platting: | W. O. Abbott Survey, Tracts 17 & 18, Abstract No. 34 and East Meadow Apartments, Block A, Lot 1 |
| Size: | +/- 25.4 acres (consists of three parcels) |
| Zoning: | “TNMR”, Traditional Neighborhood Mixed Residential & “C”, Commercial within the Skyline Logistics Hub Overlay District |
| Land Use: | Undeveloped |
| Zoning History: | 1954 – Annexed into City of Mesquite & zoned Residential 1968 – Portion rezoned to A-1, Multi-family Residential 1974 – Portion rezoned to Planned Development 1977 – Portion rezoned to Office/Warehouse 1983 – Portion rezoned to Planned Development – Multi-family 2004 – Portion rezoned to Planned Development - Commercial 2011 – Portion rezoned to TNMR, Traditional Neighborhood Mixed Residential 2015 – Skyline Logistics Hub Overlay District created |

Surrounding Zoning and Land Uses (see attachment 3):

| | <u>ZONING</u> | <u>LAND USE</u> |
|---------------|---|--|
| NORTH: | Planned Development – Commercial (Ord. No. 3695) with Skyline Logistics Hub Overlay | Trinity Basin Preparatory School |
| SOUTH: | C – Commercial with Skyline Logistics Hub Overlay | Collision Shop & Undeveloped |
| EAST: | Planned Development – Multi-family & Single Family (Ord. No. 2125) | Multi-Family Apartments & Single Family Residences |
| WEST: | C – Commercial with Skyline Logistics Hub Overlay with CUP (Ord. No. 3650) | Pepsi Beverage Company & Vacant |

CASE SUMMARY

The applicant is requesting to rezone three tracts consisting of +/-25.4 acres located on the west side of East Meadows Boulevard. The request is to rezone the subject properties to “PD-I”, Planned Development - Industrial to allow a warehouse and distribution development. The existing zoning of the subject properties includes TNMR, Traditional Neighborhood Mixed Residential, and C, Commercial, all within the Skyline Logistics Hub Overlay district. The subject properties are currently undeveloped. According to the concept plan (Exhibit B), the intent is to develop two warehouse buildings, equaling 362,000 square feet in size, to be used for warehousing and distribution while limiting more intense industrial uses like concrete batch plants and manufacturing uses. Staff has reviewed the concept plan and determined that the proposed development meets the proposed development standards found in Exhibit A and the Industrial zoning district regulations.

Staff has shared concerns with the applicant about potential negative impacts on adjacent residential properties. To address concerns regarding heavy load traffic and noise, the applicant has proposed the following:

- Provide enhanced landscaping along East Meadows Boulevard, including a twenty-five (25) foot landscape buffer with a four-foot earthen berm and canopy trees;
- Utilize site layout, driveways, and signage to direct heavy load traffic south, towards US Highway 80, to limit traffic on East Meadows Boulevard;
- Reconstruct and alter the southern portion of East Meadows Boulevard, from the E. US Highway 80 Frontage Road to the northern most truck entrance, to support the increased volume of traffic and to decrease congestion that may be created; and
- Construct eight (8) foot tall masonry screening walls and fencing to screen loading and parking areas for heavy load trucks from roadways and adjacent properties.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Commercial and partially within the Corridor Development area. The 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. The Corridor Development designation represents commercial development that is located along a major corridor. Developments within these corridors are highly visible and enhanced landscaping and public art is encouraged in this area. Compatible land use types for this area include retail, hotels, restaurants, big box retailers, entertainment, and personal services.

STAFF COMMENTS:

The proposed request also includes a Comprehensive Plan Amendment from Commercial to Light Industrial, as the proposed change in zoning and development more closely aligns with the Light Industrial future land use designation of the Comprehensive Plan. The Light Industrial designation includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Uses may include refining or manufacturing facilities (with no outdoor activity), indoor warehousing or storage facilities, and industrial business parks. The *Mesquite Comprehensive Plan* supports locating light industrial land uses in proximity to freeways or highways and providing screening and buffering from residential areas.

The proposed Planned Development (PD) is in close proximity to major roadways and has provided enhanced landscaping to decrease negative impacts this development may have on the adjacent residential areas. The Mesquite Zoning Ordinance does not currently have a light industrial zoning district and a “PD-I” – Planned Development Industrial district with limitations on manufacturing uses will allow the property to be developed as intended for Light Industrial in the *Mesquite Comprehensive Plan*. However, there are concerns about potential negative impacts due to the proximity of this site to medium and high-density residential properties across East Meadows Boulevard as the Comprehensive Plan discourages industrial uses near residential properties.

CONCLUSIONS

ANALYSIS

The applicant's proposed development will provide office, warehouse, and distribution space. The request may be a single or multi-tenant development. The PD includes stipulations, which limit the number of permitted uses, ensure screening is provided, and regulate truck/trailer parking. All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance that apply to Industrial zoned properties.

Staff presented concerns about the negative impacts heavy load traffic would create on East Meadows Boulevard, as it is not constructed to the appropriate standards to accommodate heavy load traffic. Staff also expressed concerns regarding the proximity to residential properties. In response, the applicant has agreed to reconstruct and alter a portion of the roadway to meet the City's requirements, provide enhanced landscaping including an earthen berm, and construct masonry screening walls and fencing to screen loading and parking areas for heavy load trucks.

RECOMMENDATION

Staff recommends consideration of the zoning change request from Traditional Neighborhood Mixed Residential (TNMR) and Commercial within the Skyline Logistics Hub Overlay District to Planned Development – Industrial within the Skyline Logistics Hub Overlay District with Exhibits A and B. If the recommendation from the Planning and Zoning Commission is to approve the request, Staff recommends the following stipulations:

5. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan and Development Standards, attached hereto as Exhibits A and B (Attachments 6 and 7).
6. The reconstruction and/or alteration of East Meadows Boulevard must be approved by the City Engineer and Manager of Traffic Engineering.

PUBLIC NOTICE

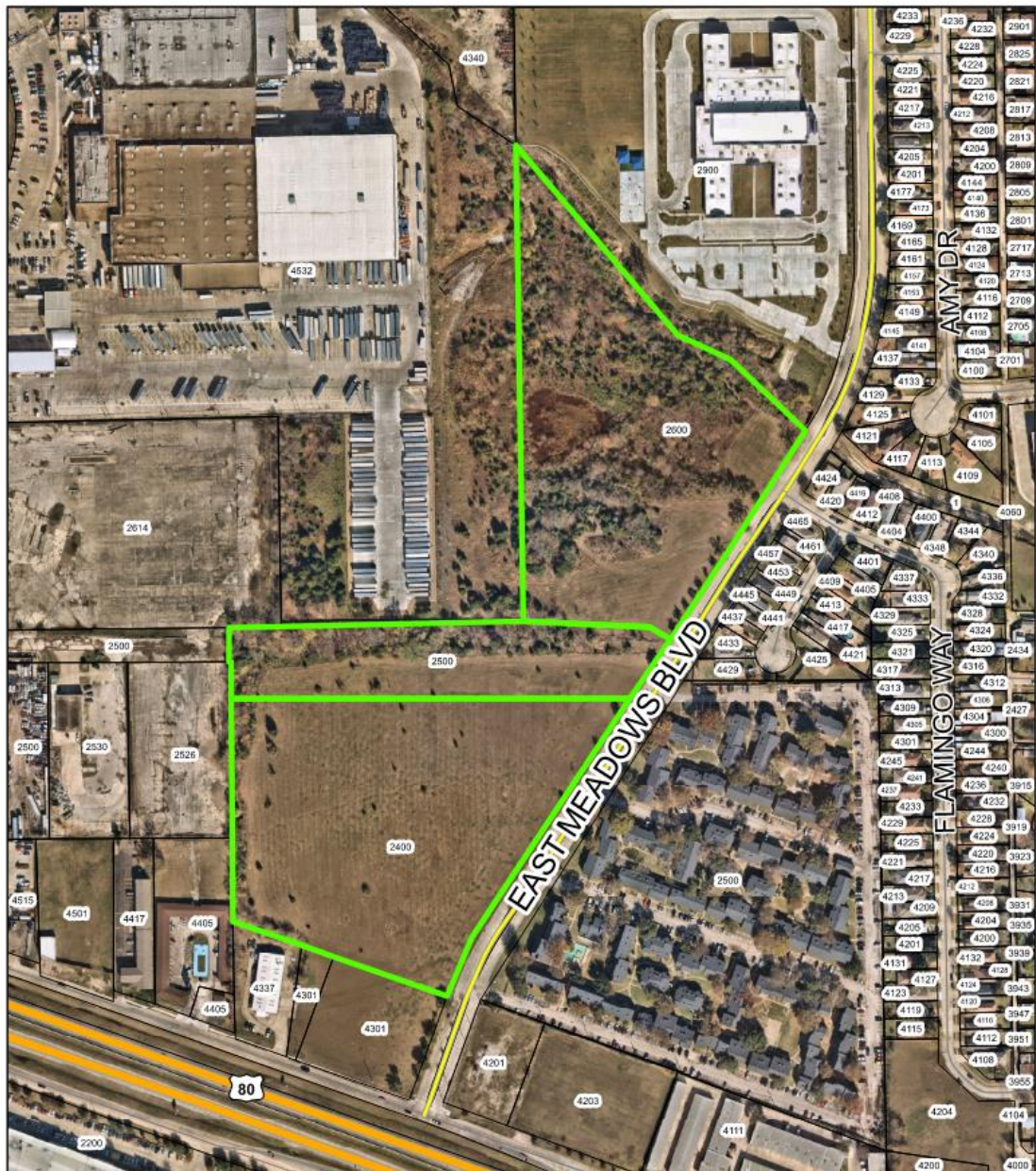
Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received three returned notices in opposition of the request.

ATTACHMENTS

1. Aerial Map
2. Property Owner Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Development Standards (Exhibit A)
7. Concept Plan (Exhibit B)
8. Application Materials
9. Returned Property Owner Notifications

ATTACHMENT 1 – AERIAL MAP

Aerial Map



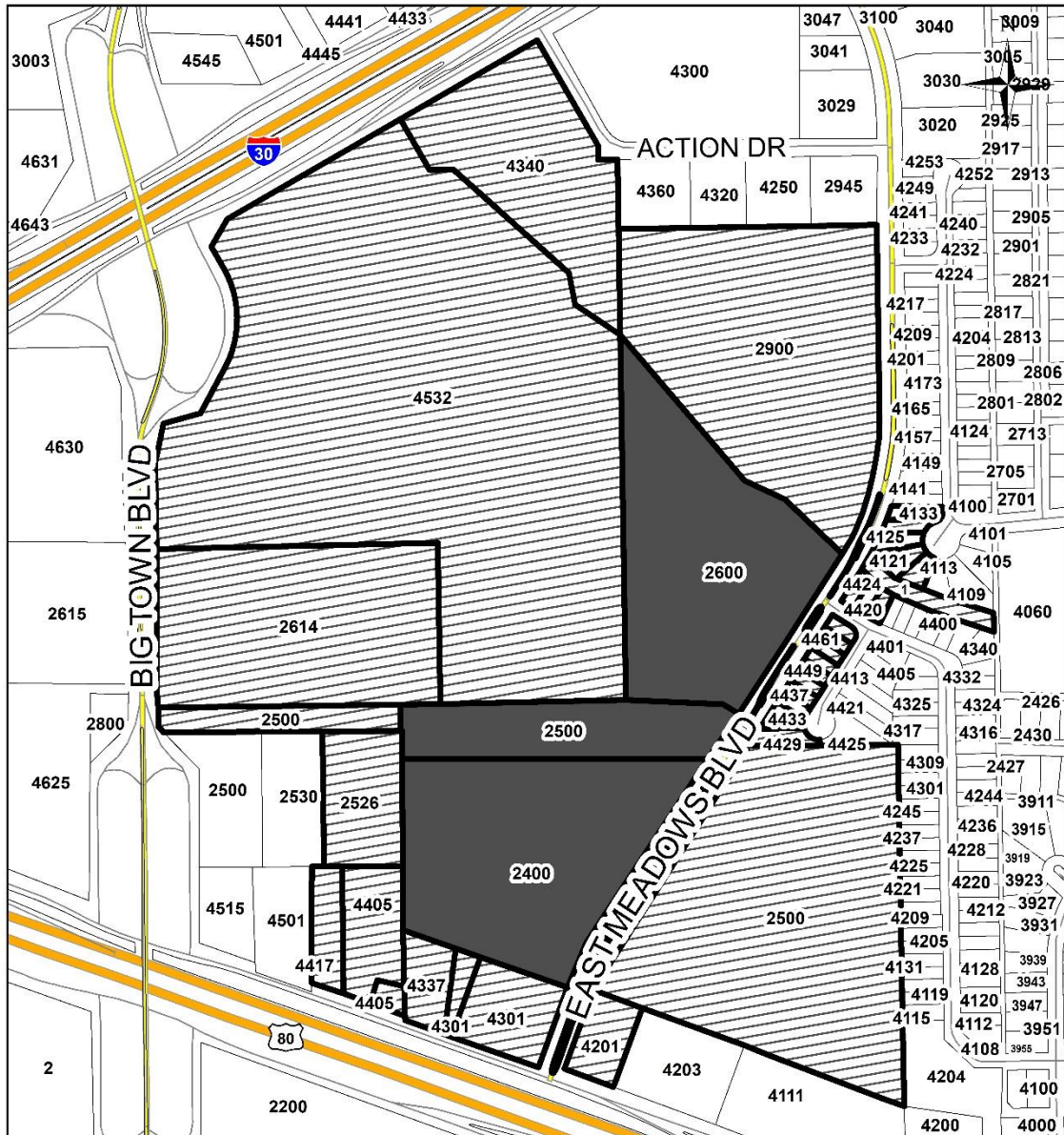
Legend

 Subject Properties

0 137.5 275 550 825 Feet

ATTACHMENT 2 – PROPERTY OWNER NOTIFICATION MAP



Notification Map



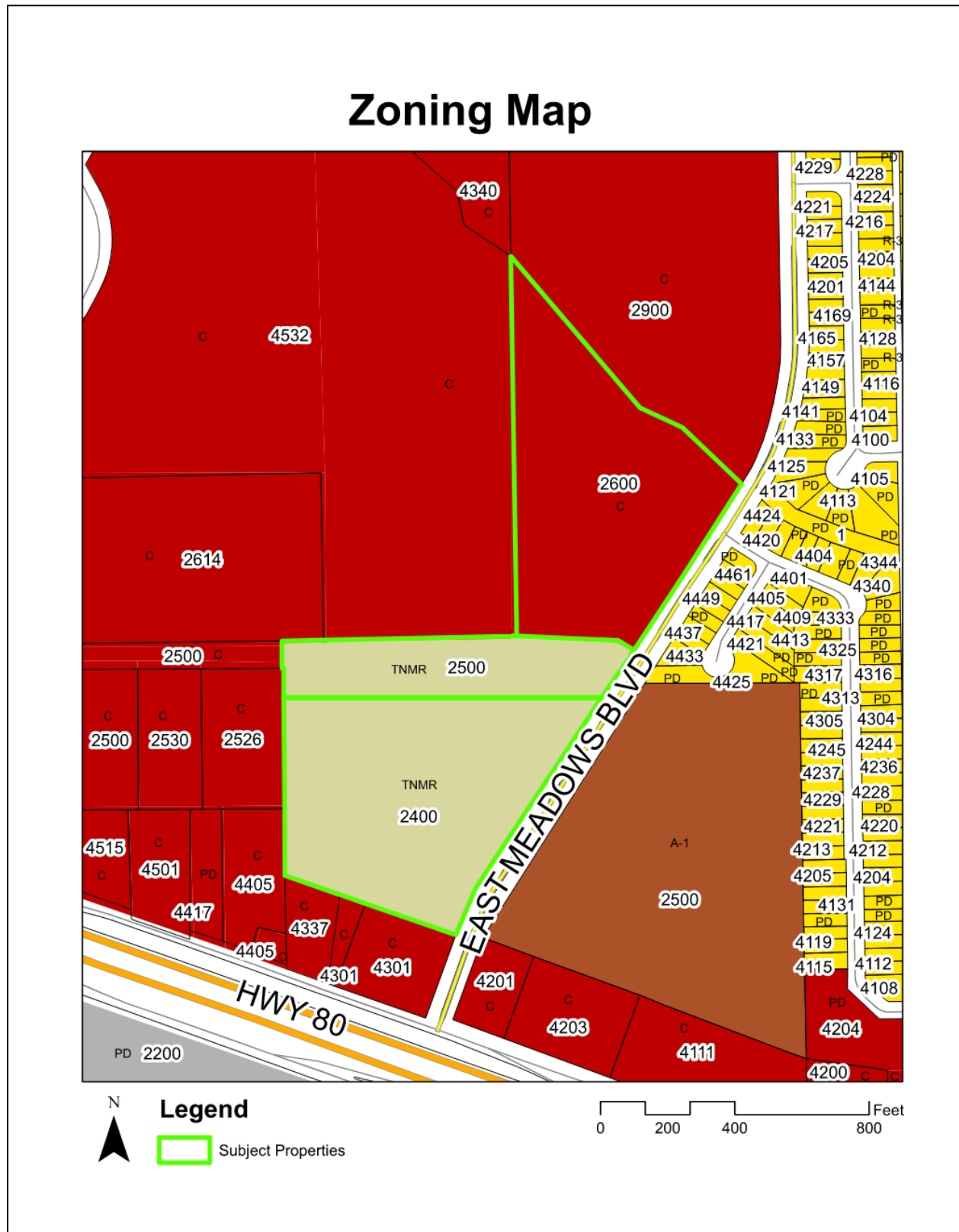
Request: Rezoning from Commercial & Traditional
Neighborhood Mixed Residential with
Skyline Logistics Hub Overlay to Planned
Development Industrial

Applicant: Brian Bridgewater, Manhard Consulting
Location: 2400, 2500, & 2600 East Meadows Blvd

Legend

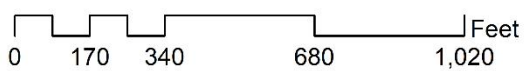
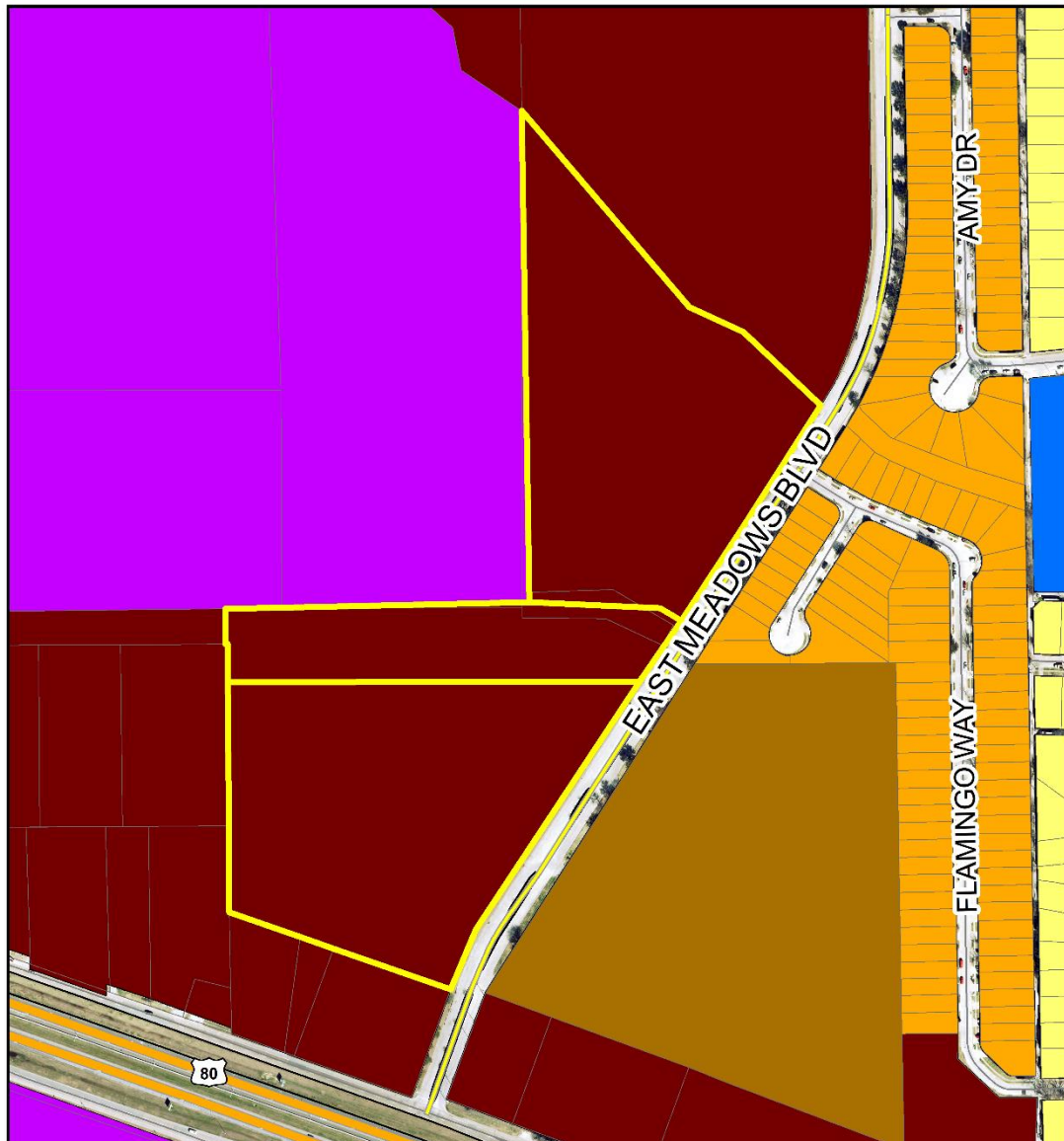
-  Notified Properties
-  Subject Property

ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PHOTOS



Subject property on the left from East Meadows Boulevard, facing north



E. US Hwy 80 Frontage Rd & East Meadows Boulevard Intersection, facing northwest

ATTACHMENT 6 – DEVELOPMENT STANDARDS (EXHIBIT A)

EXHIBIT “A”
Page 1 of 2

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “B”. The orientation and location of structures, driveways and parking areas shown on Exhibit “B” may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met. In the event of a conflict between the provisions of this ordinance and Exhibit “B”, the provisions of this ordinance control.
2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in the district only by CUP.
 - a. The following uses are prohibited on the Property:

| | |
|-----------------|--|
| SIC Code 32a: | Concrete Batch Plants |
| SIC Code 40: | Railroad Passenger Terminal |
| SIC Code 61: | Alternative Financial Institutions |
| SIC Code 593a: | Pawnshops |
| SIC Code 7299a: | Massage Parlors, Turkish and Steam Baths |
 - b. The following uses are allowed only by CUP in this district:

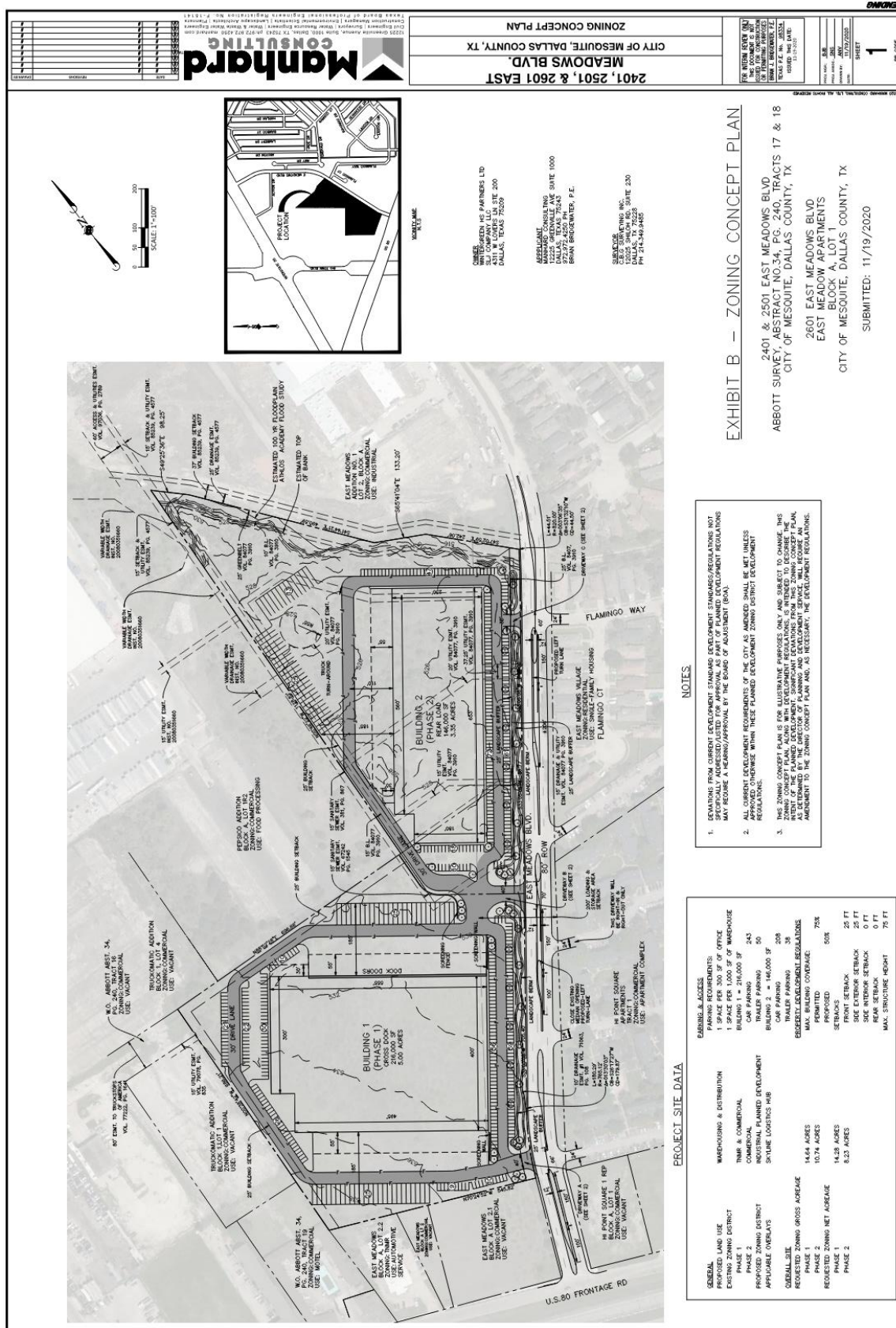
| | |
|---|---------------------------------------|
| SIC Codes 20-399: | Manufacturing Uses except as follows: |
| Uses in Division D (SIC Groups 20 – 39) and Division F (SIC Groups 50 – 51), which require a Conditional Use Permit to locate in the “I” district, may locate in the “I” district without a Conditional Use Permit, if the use complies with the following limitations: 1) The activity involves only the assembly/processing of premanufactured parts into finished products and does not involve processing of raw materials; 2) The activity is conducted entirely in an enclosed building with no outdoor storage or activity; and 3) The maximum gross floor area occupied by the activity is 5,000 square feet or less. | |
3. Unless oriented to the rear of the property and screened from East Meadows Boulevard, primary outdoor storage yard, including heavy load vehicles and unmounted trailers, as defined in section 3-600 of the Mesquite Zoning Ordinance shall be prohibited.
4. The overnight parking of heavy load vehicles and/or unmounted trailers is permitted as defined in Section 3-600 of the Mesquite Zoning Ordinance in areas designated on the Concept Plan, if it is associated with tenant(s) or owner(s) of the property.

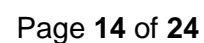
ATTACHMENT 6 – DEVELOPMENT STANDARDS (EXHIBIT A)

EXHIBIT “A”

Page 2 of 2

5. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303D. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
6. All fire apparatus access road shall meet the minimum distance separation requirements as approved by the Fire Marshal.
7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual (“Mesquite Engineering Design Manual”).
8. No Certificate of Occupancy shall be issued for any use requiring heavy load vehicles on the subject property until the following improvements are completed by the property owner in compliance with all applicable city standards:
 - a. East Meadows Boulevard is reconstructed within the existing East Meadows Boulevard right-of-way to allow for heavy load traffic from the northern most heavy load vehicle drive (“DRIVEWAY B” as shown on the Concept Plan) all the way south to U.S. Hwy 80 right-of-way to the standards identified in the Mesquite Engineering Design Manual and the City of Mesquite Thoroughfare Plan (“Mesquite Thoroughfare Plan”), as amended.
9. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance.



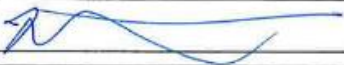



ATTACHMENT 8 – APPLICATION MATERIALS

| | | |
|--|---------------------|-------------------------|
| CITY OF MESQUITE ZONING APPLICATION | Receipt No. _____ | Date Stamp: |
| | Fee: _____ | |
| | Case Manager: _____ | |

| | | |
|---|--------------------------------------|--|
| REQUESTED ACTION: | | |
| Change District Classification to: <u>PLANNED DEVELOPMENT</u> | Conditional Use Permit for: _____ | Amend Special Conditions of Ordinance # _____ <small>(Explain Below)</small> |
| Additional explanation of requested action: <u>CHANGE OF 2 LOTS CURRENTLY ZONED TNMR & COMMERCIAL TO PLANNED DEVELOPMENT TO ALLOW FOR INDUSTRIAL USE</u> | | |

| | |
|---|---|
| SITE INFORMATION/GENERAL LOCATION: Current Zoning Classification: <u>TNMR</u> Site Size: <u>25.4 AC</u> <u>14.645 AC</u> (Acres or Square Feet) Address (if available): <u>2401, 2501, & 2601 E Meadows</u> General Location Description: <u>NEAR NW CORNER OF EAST MEADOWS AND US HWY 80</u> | LOCATION/LEGAL DESCRIPTION: Complete one of the following: 1. Platted Property Addition: <u>EAST MEADOW APARTMENTS</u> Block: <u>BLOCK A</u> Lot: <u>LOT1</u> 2. Unplatted Property: <u>W O ABBOTT ABST 34 PG 240</u> Abstract: <u>TRACT 17 & 18</u> |
|---|---|

| | |
|--|--|
| APPLICANT INFORMATION: | |
| Contact: <u>SIDNEY STRATTON</u> | Phone: (<u>972</u>) <u>972-4208</u> |
| Company: <u>MANHARD CONSULTING</u> | Fax: () _____ |
| Address: <u>12225 GREENVILLE AVE SUITE 1000</u> <u>DALLAS, TX 75243</u> | E-mail: <u>SSTRATTON@MANHARD.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>Wintergreen HS Partners, Ltd.</u> | Phone: (<u>214</u>) <u>520-8818</u> |
| Address: <u>4311 W Lovers Ln Ste 200</u> <u>Dallas, TX 75209</u> | Fax: () _____ |
| Signature:  | E-mail: <u>tyunderwood@sljcompany.com</u> |

ATTACHMENT 8 – APPLICATION MATERIALS



Civil I

Water Resources M

Construction M

Environmental

September 21, 2020

Lesley Frohberg – Planner
City of Mesquite
1515 N. Galloway Ave.
Mesquite, TX 75149

Re: East Meadows Industrial – Comprehensive Plan Amendment
+/-22.5 Acre Tract (Refer to PD Site Plan)
2401, 2501, & 2601 East Meadows Boulevard (Per Mesquite GIS Maps)

To Whom It May Concern:

The undeveloped property located at 2401, 2501, & 2601 East Meadows Boulevard has a future land use of Commercial as identified on the City of Mesquite's Comprehensive Plan. As part of our Planned Development Application, we are requesting an amendment to the City's Comprehensive Plan to change the subject lots from a future land use of Commercial to Light Industrial to allow for the Site Plan and uses allowed as shown in our Planned Development Application for the subject tracts.

Please don't hesitate to contact our office with any questions. Thank you.

A handwritten signature in blue ink that reads 'B.J. Bridgewater'.

Sincerely,

Brian Bridgewater, P.E.
Principal

Texas Board of Professional Engineers Registration N
Texas Board of Professional Surveyors Registration Nc
Manhard Consulting • 12225 Greenville Avenue, Suite 1000, Dallas, TX 75244

ATTACHMENT 8 – APPLICATION MATERIALS

2400, 2500 & 2600 East Meadow Boulevard

TRACT 1:

Being Lot 1, Block A of East Meadows Apartments, an Addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 84077, Page 3910, Map Records, Dallas County, Texas.

TRACT 2:

Being a tract of land situated in the W.O. Abbott Survey, Abstract No. 34, City of Mesquite, Dallas County, Texas, being that some tract of land conveyed to WINTERGREEN/HS PARTNERS, LTD., a Texas limited partnership, described as Tract 2, by Special Warranty Deed recorded in Instrument No. 201700211830, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of a tract of land conveyed to Bahadur Kurji by Deed recorded in Volume 96182, Page 450, Deed Records, Dallas County, Texas, said point being on the Northwest right-of-way line of East Meadows Boulevard (80 foot right-of-way);

THENCE North 69 degrees 46 minutes 10 seconds West, along the North line of said Kurji tract, a distance of 545.82 feet to a 3/8 inch iron rod found at the Northwest corner of a tract of land conveyed to Joseph D'Amico by Deed recorded in Instrument No. 201300359425, Official Public Records, Dallas County, Texas, said point being on the East line of a tract of land conveyed to Tajas Motel, LLC by Deed recorded in Instrument No. 200600481259, Official Public Records, Dallas County, Texas;

THENCE North, along said East line of Tajas Motel tract, a distance of 686.21 feet to a 1/2 inch iron rod found on the South line of Tract One of Truckomatic Addition, Second Revision, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Instrument No. 20060351660, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 31 minutes 10 seconds East, along said South line of Tract One, a distance of 1,002.91 feet to a 3/8 inch iron rod found at the most Western Southeast corner of Lot 1, Block A of East Meadows Apartments, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 84077, Page 3910, Map Records, Dallas County, Texas;

THENCE South 56 degrees 16 minutes 09 seconds East, along the South line of said Lot 1, Block A, a distance of 60.05 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the South corner of said Lot 1, Block A, said point being on the aforementioned Northwest right-of-way line of East Meadows Boulevard;

THENCE traversing along said Northwest right-of-way line of East Meadows Boulevard as follows:

South 33 degrees 43 minutes 50 seconds West, a distance of 86.77 feet to a point for corner from which a 60 nail set in tree has a bearing and distance of South 73 degrees 23 minutes 44 seconds East, 0.36 feet;

South 31 degrees 50 minutes 00 seconds West, a distance of 5.29 feet to a 3/8 inch iron rod found at the beginning of a curve to the right with a radius of 470.00 feet, a delta of 03 degrees 47 minutes 30 seconds and a chord bearing and distance of South 32 degrees 04 minutes 30 seconds West, 31.10 feet;

Southwesterly along said curve to the right, an arc length of 31.10 feet to a 5/8 inch iron rod found for corner;

South 33 degrees 43 minutes 50 seconds West, a distance of 705.40 feet to a point for corner at the beginning of a curve to the left with a radius of 765.12 feet, delta of 13 degrees 30 minutes 04 seconds and a chord bearing and distance of South 26 degrees 56 minutes 09 seconds West, 179.87 feet, from which a 3/8 inch iron rod found for witness has a bearing and distance of North 73 degrees 00 minutes 22 seconds East, 0.51 feet;

Southwesterly along said curve to the right, an arc length of 180.29 feet to the POINT OF BEGINNING and containing 637,830 square feet or 14.64 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor, Bryan Connally, hereby certifies that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 2400, 2500 & 2600 East Meadow Boulevard described in Instrument No. 201700211830, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map Community Panel No. 48113C0370K, dated 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II Survey.

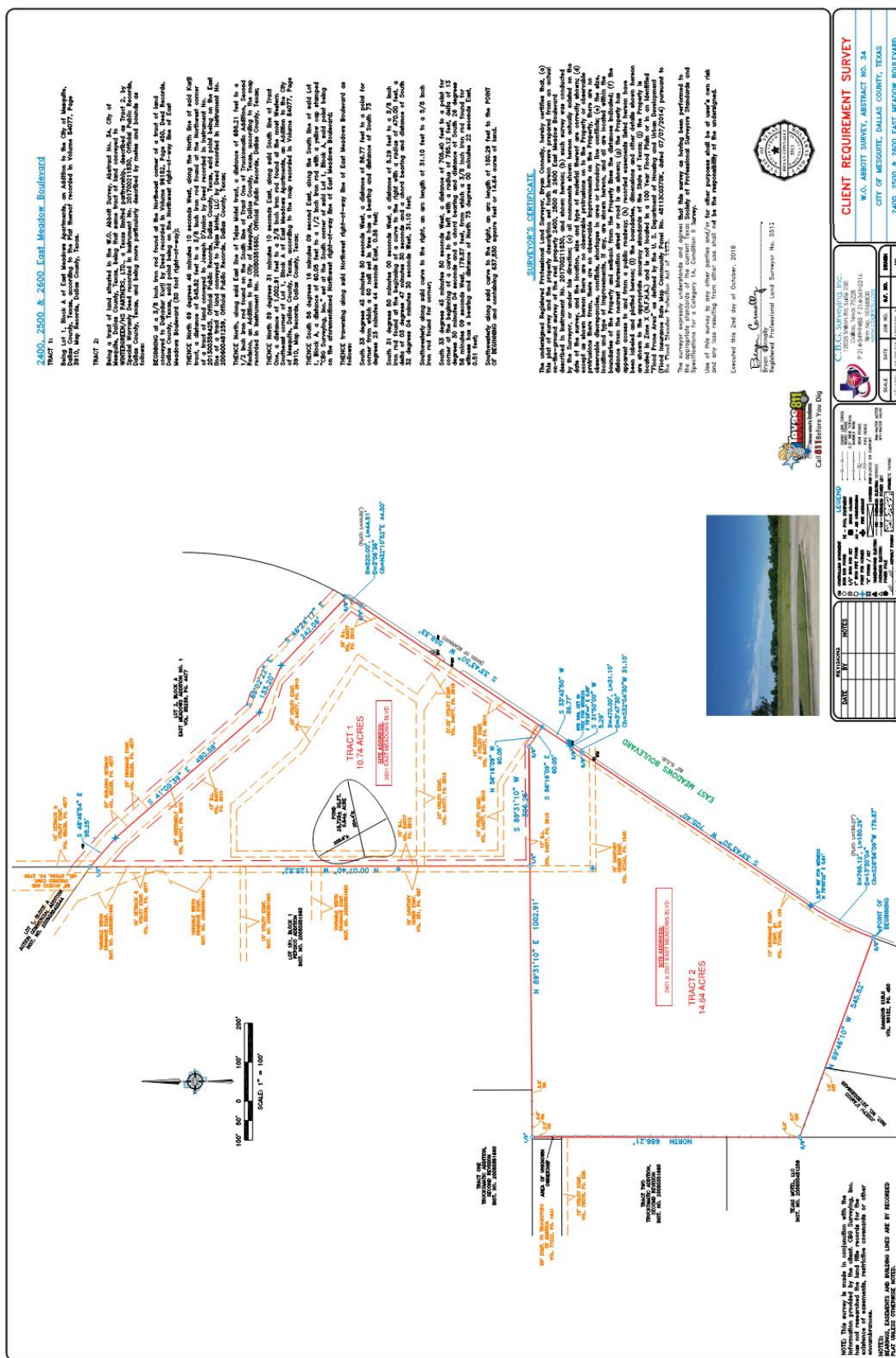
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

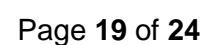
Executed this 2nd day of October, 2018


Bryan Connally
Registered Professional Land Surveyor No. 5513

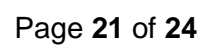


ATTACHMENT 8 – APPLICATION MATERIALS









ATTACHMENT 9 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED
DEC 08 2020
PLANNING AND ZONING

LOCATION: 2400, 2500, and 2600 East Meadows Blvd
(See attached map for reference)
CASE NUMBER: Z0920-0153
APPLICANT: Brian Bridgewater, Manhard Consulting
REQUEST: From: "TNMR" - Traditional Neighborhood Mixed Residential & "C" - Commercial within the Skyline Logistic Hub Overlay District
To: "PD-I" - Planned Development, Industrial within the Skyline Logistic Hub Overlay District

The requested Zoning Change would allow for the development of an industrial park to be used for warehouse and distribution. 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

+/- 14.65 acres located in the W. O. Abbott Survey, Tracts 17 & 18, Abstract No. 34 and East Meadow Apartments, Block A, Lot 1 all within 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, **December 14, 2020**, at 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 4, 2021**, 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 **December 9th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **December 24th** 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: Z0920-0153

I am in favor of this request

I am opposed to this request ☒

Name:(required) Ana Y. Rivera (Rogue)
Address of 4461 Flaminger Ct Mesquite, TX 75150
Noticed Property:
Owner Signature: Ana Rivera Date: 12-6-20

Reasons (optional):

Noise, trailer trucks wake us up, pollution, litter, and increased traffic. The creek has already been neglected. The trash is not picked up. Please reconsider this bad idea. Would you want this in your backyard?

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

ATTACHMENT 9 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2400, 2500, and 2600 East Meadows Blvd
(See attached map for reference)
CASE NUMBER: Z0920-0153
APPLICANT: Brian Bridgewater, Manhard Consulting
REQUEST: From: "TNMR" - Traditional Neighborhood Mixed Residential & "C" - Commercial within the Skyline Logistic Hub Overlay District
To: "PD-I" - Planned Development, Industrial within the Skyline Logistic Hub Overlay District

RECEIVED

DEC 08 2020

PLANNING AND ZONING

The requested Zoning Change would allow for the development of an industrial park to be used for warehouse and distribution. 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

+/- 14.65 acres located in the W. O. Abbott Survey, Tracts 17 & 18, Abstract No. 34 and East Meadow Apartments, Block A, Lot 1 all within 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, **December 14, 2020**, at 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 4, 2021**, 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 **December 9th** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **December 24th** 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: Z0920-0153 Name:(required) Phyllis Reynolds
I am in favor of this request Address of 4465 Flamingo Court, Mesquite TX 75150
I am opposed to this request X Noticed Property: Phyllis Reynolds
Owner Signature: Phyllis Reynolds Date: 12/5/2020

Reasons (optional):

There is too much traffic already thru East Meadows.
Too many 18 wheeler & Box trucks have torn up the
Roads & Create A lot of Noise when they drive thru!

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

ATTACHMENT 9 – RETURNED PROPERTY OWNER NOTICES



MESQUITE
T E X A S
Real Estate Service

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2400, 2500, and 2600 East Meadows Blvd
(See attached map for reference)

CASE NUMBER: Z0920-0153

APPLICANT: Brian Bridgewater, Manhard Consulting

REQUEST: From: "TNMR" - Traditional Neighborhood Mixed Residential & "C" - Commercial within the Skyline Logistic Hub Overlay District
To: "PD-1" - Planned Development, Industrial within the Skyline Logistic Hub Overlay District

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(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: Z0920-0153 | Name: (required) <u>Nancy Wu</u> |
| I am <u>in</u> favor of this request | Address of <u>4433 Flamingo Ct Mesquite</u> |
| | Noticed Property: |
| I am <u>opposed</u> to this request <u>NW</u> | Owner Signature: <u>[Signature]</u> Date: <u>12/6/2020</u> |

Reasons (optional): This is a residential neighborhood, with a new school build recently. Having a industrial park is not consistent with zoning and use of this area, will disturb the peaceful environment.

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