

**FILE NUMBER:** Z0521-0202  
**REQUEST FOR:** Conditional Use Permit for Elementary School No. 34  
**CASE MANAGER:** Garrett Langford, AICP

### **PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, June 28, 2021  
City Council: Monday, July 19, 2021

### **GENERAL INFORMATION**

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**Applicant:** Grahm Baumann, WRA Architects, Inc.  
**Requested Action:** Rezone from Planned Development – Single Family #3783 to Planned Development – Single Family #3783 with a Conditional Use Permit to allow a new elementary school with a Modification to the Special Conditions to allow queuing of vehicles within the public right-of-way.  
**Location:** 6550 Shannon Road (Future Address - 6425 Park Vista Drive)

### **PLANNING AND ZONING ACTION**

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**Decision:** On June 28, 2021, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with the Modification.

### **SITE BACKGROUND**

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**Platting:** Hagan Hill PH 3 Addition, Block L, Lot 1  
**Size:** 13.95 Acres  
**Zoning:** PD - Planned Development, Single Family Residential  
**Future Land Use:** Public/Semi-Public  
**Zoning History:** 1984: Annexed and zoned Agriculture  
2005: Rezoned to PD-SF #3783

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>	Outside of City Limits	Low Density Residential
<b>EAST:</b>	PD - Planned Development, Single Family Residential	Low Density Residential
<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 a new elementary school located in the Hagan Hill subdivision south of Interstate 20. The new school will be MISD's 34th elementary school that will have a 1,000-student capacity and is anticipated to be complete in August of 2023. The funding for the new middle school was approved as part of the 2018 MISD Bond election.

In 2018, 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 completed TIA to the Traffic Engineering Division. The Manager of Traffic Engineering reviewed the TIA and found it to be acceptable.

The request includes a Modification to the Special Conditions to allow for queueing of drop-offs and pick-ups into the right-of-way. The purpose of the Special Conditions for schools is to limit or prohibit the queueing of vehicles into the City right-of-way (ROW) to avoid traffic conflicts. Unfortunately, there is not enough room on the proposed elementary school site to allow adequate vehicle queueing. While MISD may be able to construct the additional pavement on the site, it would result in a significant loss of green space, result in a poorer overall site design and limit outdoor uses of the school grounds. City staff believes that allowing queueing into adjacent ROW (Chantilly Road) is appropriate and will not create traffic conflicts.

The proposed school has frontage on Shannon Loop, Chantilly Road, and Park Vista Drive. Chantilly Road and Park Vista Drive are access points into the interior of the Hagan Hill subdivision. There are no homes that front Chantilly Road and only eight lots that front Park Vista Drive. The primary traffic on Chantilly Road will be for the proposed school. The pavement for Chantilly Road is 37 feet wide and will provide sufficient room to allow queueing of vehicles without blocking traffic in the ROW.

## 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 the new elementary school is consistent with the future land use designation of the *Mesquite Comprehensive Plan* as well as with the existing zoning.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-503: 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 proposed use is compatible with surrounding residential uses. The proposed use also conforms to the current zoning of the subject property as well as to the Comprehensive Plan. It is not anticipated that the proposed use 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 new elementary school 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:**

The applicant will be required to provide adequate utilities, access roads and drainage facilities to the site.

### **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 proposed elementary school will be required to provide sufficient parking spaces and stacking.

### **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 new elementary school.

## **CONCLUSIONS**

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## **ANALYSIS**

The proposed CUP for the new elementary school is consistent with the future land use designation of the *Mesquite Comprehensive Plan* and the existing zoning. As previously indicated, the applicant did submit a TIA and TMP regarding the existing traffic conditions on the site and all proposed improvements, which are not expected to negatively change the traffic pattern.

## **RECOMMENDATIONS**

Staff recommends approval of the Conditional Use Permit with the requested Modification to allow the new elementary school.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices to the request.

## **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**

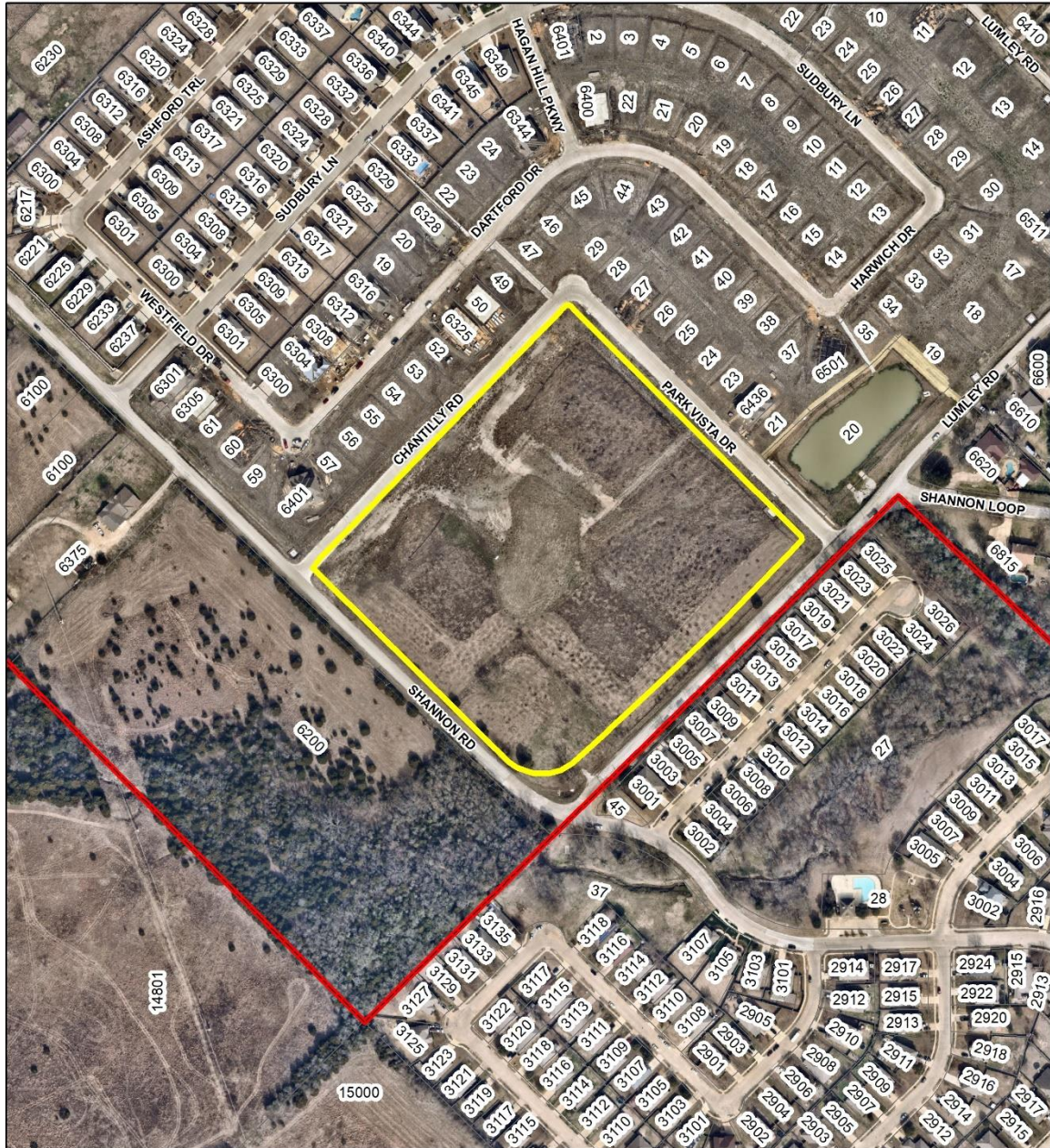
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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Application Materials
6. Concept Plan



ATTACHMENT 1 – AERIAL MAP

Aerial Map: Zoning Case Z0521-0202



Request: Conditional Use Permit to allow a Mesquite ISD elementary school.  
Applicant: WRA Architects, Inc.  
Location: 6550 Shannon Road

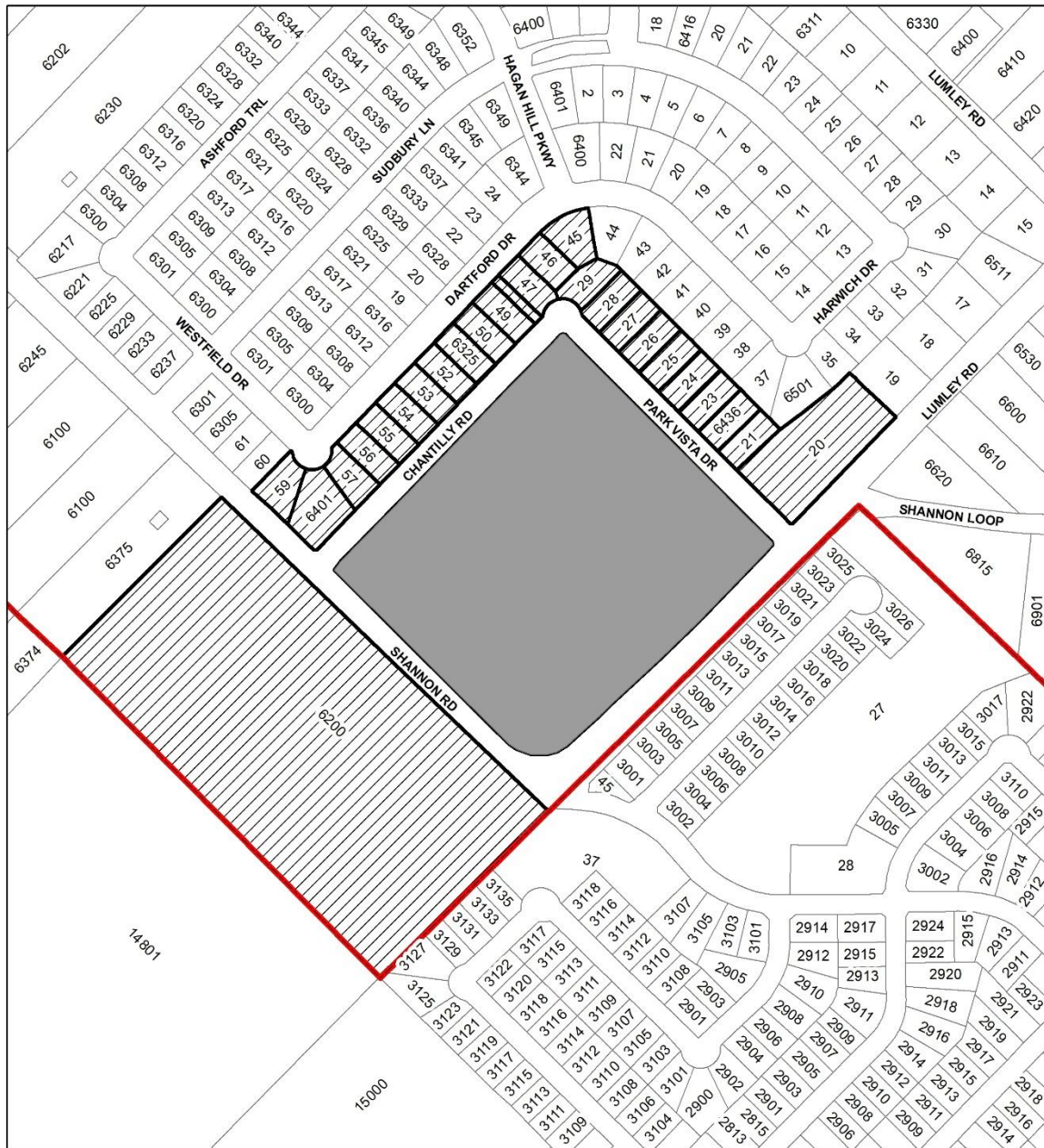
**Legend**  
Subject Property





ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map: Zoning Case Z0521-0202



Request: Conditional Use Permit to allow a Mesquite ISD elementary school.  
Applicant: WRA Architects, Inc.  
Location: 6550 Shannon Road

**Legend**  
■ Subject Property  
▨ Noticed Properties







ATTACHMENT 3 – ZONING MAP

Zoning Map: Zoning Case Z0521-0202



**Legend**

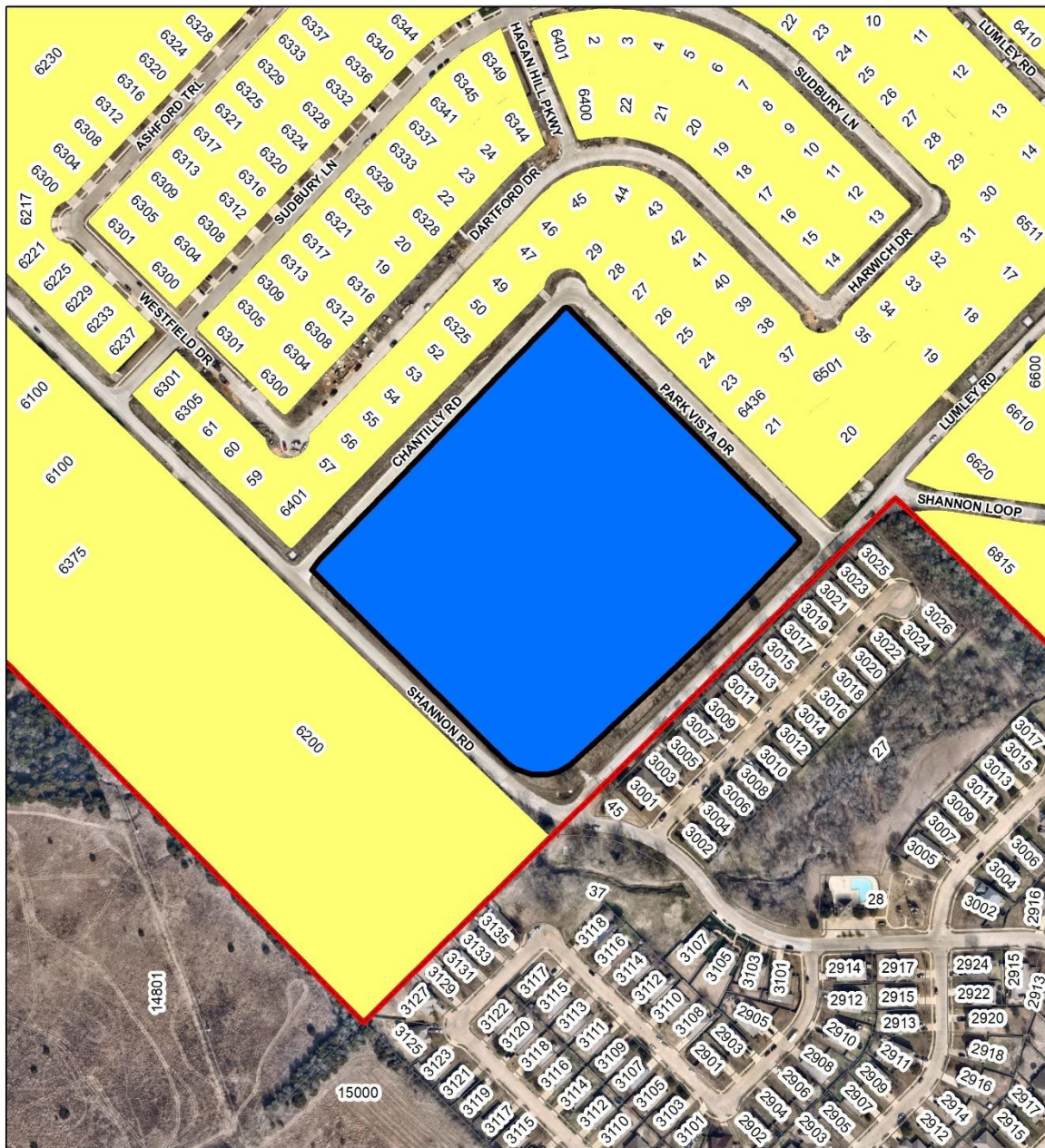
 City Limits	<b>Zoning Districts</b>
 Subject Property	 AGRICULTURAL
	 SINGLE FAMILY RESIDENTIAL





ATTACHMENT 4 – FUTURE LAND MAP

Future Land Map: Zoning Case Z0521-0202



Legend



City Limits

Subject Property

Land Use

Low Density Residential

Public/Semi-Public





## ATTACHMENT 5 – APPLICATION MATERIALS



### City of Mesquite Conditional Use Permit Packet

Please print legibly. This application can also be completed online at  
<https://www.cityofmesquite.com/DocumentCenter/View/17383/Conditional-Use-Permit-Application>

#### Application Checklist

- ☒ Completed Application      ☒ Statement of Intent and Purpose      ☒ Zoning Exhibits A & B  
☒ Owner Authorization (page 6)      ☒ Application Fee\*

*\*Fee will be assessed at time of application submittal (\$800/\$1,000).*

#### Property Information

General Location: HAGAN HILL - MISD LOT  
Physical Address: \*6550 SHANNON RD\* City, State: Mesquite, Texas  
Zip Code: 75181  
Platted: ☒ Yes ☐ No (If yes, fill in information below)  
Subdivision: HAGAN HILL PH 3 Block: 1 Lot: L

#### Applicant Information – The person filling out the application

First Name: Graham Last Name: Baumann  
Phone Number: 214-750-0077 Email Address: gbaumann@wraarchitects.com  
Company Name: \_\_\_\_\_

#### Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☒ No (If no, fill in information below)  
First Name: Don Last Name: Pool  
Phone Number: 972-882-7419 Email Address: dpool@mesquiteisd.org  
Mailing Address: 800 E. Kearney Street City, State: Mesquite, TX  
(If different from physical address)  
Zip Code: 75149

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## ATTACHMENT 5 – APPLICATION MATERIALS

### Requested Action

Existing district classification: (Select all that apply)

#### Residential Zoning Districts

- ☐ AG – Agricultural    ☐ R-1 – Single Family    ☐ R-1A – Single Family    ☐ R-2 – Single Family  
☐ R-2A – Single Family    ☒ R-3 – Single Family    ☐ D – Duplex    ☐ Multifamily (less than 25 units)  
☐ Traditional Neighborhood Mixed Residential (TNMR)  
☐ Other: \_\_\_\_\_

#### Non-Residential Zoning Districts

- ☐ O – Office    ☐ GR – General Retail    ☐ LC – Light Commercial    ☐ MU – Mixed Use  
☐ CB – Central Business    ☐ SS – Service Station    ☐ C – Commercial    ☐ I – Industrial  
☐ CV – Civic  
☐ Other: \_\_\_\_\_

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

Half of the site will be:

-Elementary school for Mesquite ISD in new subdivision.

1,000 student capacity with a storm shelter as required by 2018 IBC.

Half of the site will be:

-City of Mesquite Park with play fields, lit basketball courts, playground and concrete walking trail.

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## ATTACHMENT 5 – APPLICATION MATERIALS

Address how the request meets the approval criteria in [Section 5-303](#) of the Mesquite Zoning Ordinance, outlined below.

1. **Existing Uses:** That 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.
2. **Vacant Properties:** That the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area.
3. **Services:** That 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.
4. **Parking:** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.
5. **Performance Standards:** That 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.

You may use a separate sheet if necessary.

This vacant lot has been intended for elementary school use.

Adequate parking and traffic management plan will be implemented as required by City.

All codes and ordinances will be intended to be followed.

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