



PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z0320-0133  
**REQUEST FOR:** Zone Change to “PD-GR,” Planned Development – General Retail and “PD-C,” Planned Development – Commercial  
**CASE MANAGER:** Johnna Matthews

## PUBLIC HEARINGS

---

Planning and Zoning Commission: Monday, June 14, 2021  
City Council: Monday, July 19, 2021

## GENERAL INFORMATION

---

**Applicant:** Masterplan on behalf of Platinum Storage and the owner, Don Valk  
**Requested Action:** Zone Change from “GR,” – General Retail and “C,” Commercial to “PD – GR,” Planned Development – General Retail and “PD-C,” Planned Development – Commercial and to allow a host of uses including a self-storage facility/mini-warehouse, automobile parking of heavy and light load vehicles, automotive rental leasing including passenger vehicles and trucks, special trade and building contractors, in addition to all uses allowed within the “GR” and “C” zoning districts  
**Location:** 1925 Towne Centre Dr.

## PLANNING AND ZONING ACTION

---

**Decision:** On June 14, 2021, the Planning and Zoning Commission recommended approval of the request subject to the following conditions:

1. Parking of vehicles for lease/rental must be in addition to required parking spaces and shall not utilize required parking spaces.
2. Parking of heavy load vehicles shall not include tractor-trailers or semi-trailers.

## SITE BACKGROUND

---

**Platting:** Triangle East 2, Block A, PT LT 3  
**Size:** 5.99 acres  
**Zoning:** “GR,” General Retail and “C,” Commercial  
**Future Land Use:** Neighborhood Retail and Parks, Open Space, Drainage  
**Zoning History:** 1954: Annexed and zoned Residential

Surrounding Zoning and Land Uses (See Attachment 3):

### ZONING

### EXISTING LAND USE

<b>NORTH:</b>	C - Commercial	South Mesquite Creek
<b>SOUTH:</b>	C - Commercial	Undeveloped
<b>EAST:</b>	C - Commercial	South Mesquite Creek
<b>WEST:</b>	GR - General Retail	Multi-Tenant Building

## **CASE SUMMARY**

The applicant is requesting rezoning to a Planned Development on the 6-acre subject property with underlying zoning districts of “GR,” General Retail and “C,” Commercial. Specifically, the applicant proposes three (3) subareas/lots. Subarea 1/Lot 1 is currently zoned “GR” and will include 0.70 acres of land, is proposed to have an underlying zoning district of “GR,” and will be developed with a one-story, 5,000 square-foot retail building, associated parking spaces, landscaping, off-street loading, and pedestrian access surrounding the building. Uses allowed within Subarea 1 will include uses permitted within the “GR” zoning district.

Subarea 2/Lot 2 is currently zoned “C” and will include 3.49 acres of land, is proposed to have an underlying zoning district of “C,” and will be developed with a maximum 3-story self-storage facility, approximately 110,000 square feet in area. Hours of operation will be between 6:00 AM and 10:00 PM, seven days per week. An office is proposed and a dwelling unit for use by an on-site manager/security guard is allowed, but not required by the PD. Wrought iron security fencing and partially enclosed storage buildings for the storage of automobiles are proposed to serve as security fencing. An 8-foot masonry wall is proposed between the two partially enclosed RV/boat parking areas. The Concept Plan illustrates one proposed pole sign along Gus Thomasson Rd. and one monument sign on Towne Centre Blvd. to advertise the self-storage facility. The first floor will include an office for the storage facility and storage spaces, the second and third floors will include storage spaces. Subarea 2 will also include associated parking spaces, off-street loading, landscaping and will allow uses allowed within the “C” zoning district. The majority of storage spaces will be climate controlled, with the exception of those shown on the south elevation, which have access doors for ingress/egress. A self-storage facility/mini-warehouse is permitted within the existing zoning district with approval of a Conditional Use Permit (CUP).

Subarea 3/Lot 3 is currently zoned “C,” will include 1.8 acres of land, is proposed to have an underlying zoning district of “C,” and according to the Concept Plan, will be developed with two office/warehouse-type buildings with a maximum height of one story, including a total of 21,315 square feet, associated parking spaces and landscaping. A minimum 6-foot masonry wall is proposed between the two buildings to screen from Towne Centre Dr. Subarea 3 can include uses allowed within the “C” zoning district as well as automotive rental/leasing and truck rental leasing, which currently requires approval of a CUP within the “C” zoning district. All other

---

proposed uses, including special trade contractors, building contractors, and office uses, are allowed within the “C” zoning district. Outdoor storage in association with contractor uses is prohibited as well as overhead doors facing Towne Centre Dr. and Gus Thomasson Rd.

Planned Developments typically result in a superior design with enhanced landscaping and amenities. The MZO requires a minimum 10% landscaped area of the lot for non-residential uses. According to the Concept Plan, the applicant proposes 19.9% landscaped area/open space in Subarea 1/Lot 1; 23.1% landscaped area/open space in Subarea 2/Lot 2 and 41.6% landscaped area/open space in Subarea 3/Lot 3. Other proposed amenities include enhanced paving in the form of brick pavers or stamped and stain-colored concrete with the appearance of hand laid units at the vehicular access point on Towne Centre Dr. and a trash receptacle, bike racks and benches in Subarea 1/Lot 1.

Access will be from an existing shared drive on Gus Thomasson Rd. and a new, proposed shared driveway approach along Towne Centre Dr. Eight foot sidewalks are required along Towne Centre Dr. and five foot sidewalks are required along Gus Thomasson Rd.

### **MESQUITE COMPREHENSIVE PLAN**

---

The Future Land Use designation for the subject property is Parks, Open Space, and Drainage along the north property line adjacent to South Mesquite Creek and Neighborhood Retail for the remainder of the property.

The Parks, Open Space, and Drainage future land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas and are primarily located along the floodway running throughout the City. These areas should be preserved as public and neighborhood-oriented open spaces and incorporate trails and drainage corridors which are left in a naturalistic state.

The Neighborhood Retail future land use designation is intended to include a variety of retail and personal service businesses that meet the daily needs of residents. Developments typically include small or medium scale developments ranging from 1,500 square feet to 45,000 square feet and one to two stories in height.

### **STAFF COMMENTS:**

The site is encumbered with floodplain along the northern property line of the site, following the boundary of the Parks, Open Space, and Drainage future land use designation on the property. No buildings are proposed within this area. This area of the property will be a variable-width drainage easement.

Uses proposed on the remainder of the property are either permitted by right including passenger car rental/leasing, offices, warehouse-type structures, special trade contractors; and self-storage/mini-warehousing, which is allowed within the existing “C” zoning district with approval of a Conditional Use Permit. A self-storage facility may be viewed as a neighborhood service or personal service that can be utilized on properties that lack visibility, such as the subject property or on properties that are challenging to develop.

## **MESQUITE ZONING ORDINANCE**

---

### **SECTION 3-502 MINIWAREHOUSING**

Mini-warehousing shall mean those facilities designed for self-storage by patrons in individual, compartmentalized, controlled-access stalls or lockers. Mini-warehousing shall comply with Use Provisions, Parking, and Access and Design Criteria as listed in Sections 502.A, B, and C.

#### **STAFF COMMENTS:**

The below table illustrates specific deviations proposed from Section 3-502. Those standards which are met are not listed. If a particular standard is not addressed in the PD, the standards of the Mesquite Zoning Ordinance will apply. For a list of all requirements for mini-warehousing/self-storage facilities, see Attachment 8.

<b>Design Criteria</b>	<b>Required</b>	<b>Proposed</b>
Office/Apartment	Residential-style design	Non-residential design. PD allows an office apartment for the on-site manager, but is not required.
Mechanical Equipment	No roof-mounted equipment shall be allowed	Roof-mounted equipment may or may not be provided, but if provided, will be screened with a building element/parapet.

#### **RECOMMENDATION**

Staff recommends approval of the Zone Change to “PD-GR,” Planned Development – General Retail and “PD-C,” Planned Development – Commercial with the following condition:

1. Parking of vehicles for lease/rental must be in addition to required parking spaces and shall not utilize required parking spaces.
2. Parking of heavy load vehicles shall not include tractor-trailers or semi-trailers.

## **PUBLIC NOTICE**

---

Staff mailed notices to property owners within 200 feet of the subject property. As of the date of this writing, no notices have been returned.

### **CODE CHECK**

---

N/A

### **ATTACHMENTS**

---

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Planned Development Standards
6. Concept Plan
7. Building Elevations
8. Section 3-502




ATTACHMENT 1 – AERIAL MAP



Request: Zone Change from “GR” and “C” to “PD-GR and “PD-C”

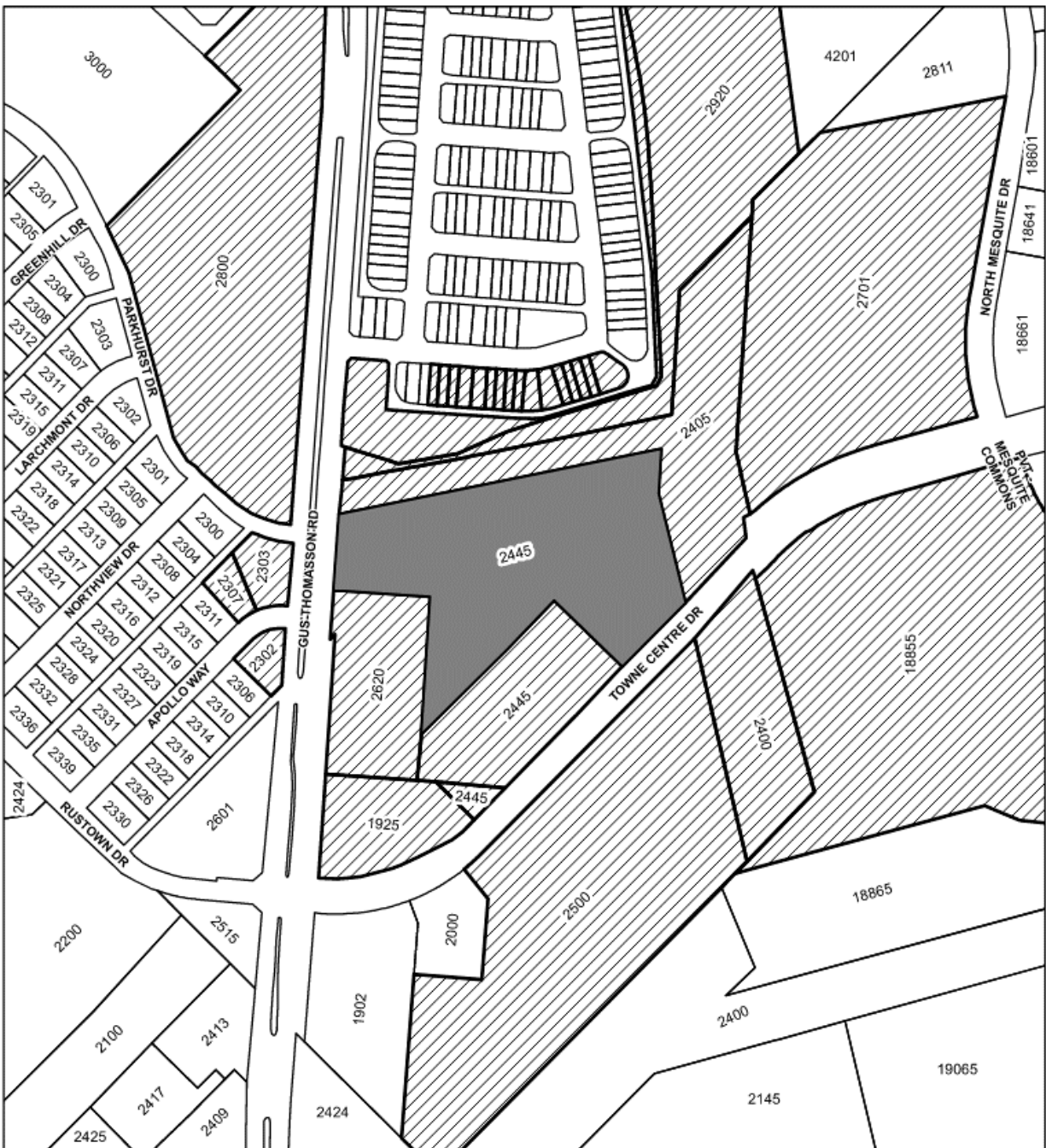
Legend

 Subject Property

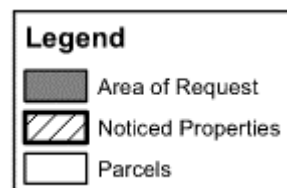
Applicant: Maxwell Fisher, Masterplan

Location: 1925 Towne Centre Dr.

## ATTACHMENT 2 – NOTIFICATION MAP

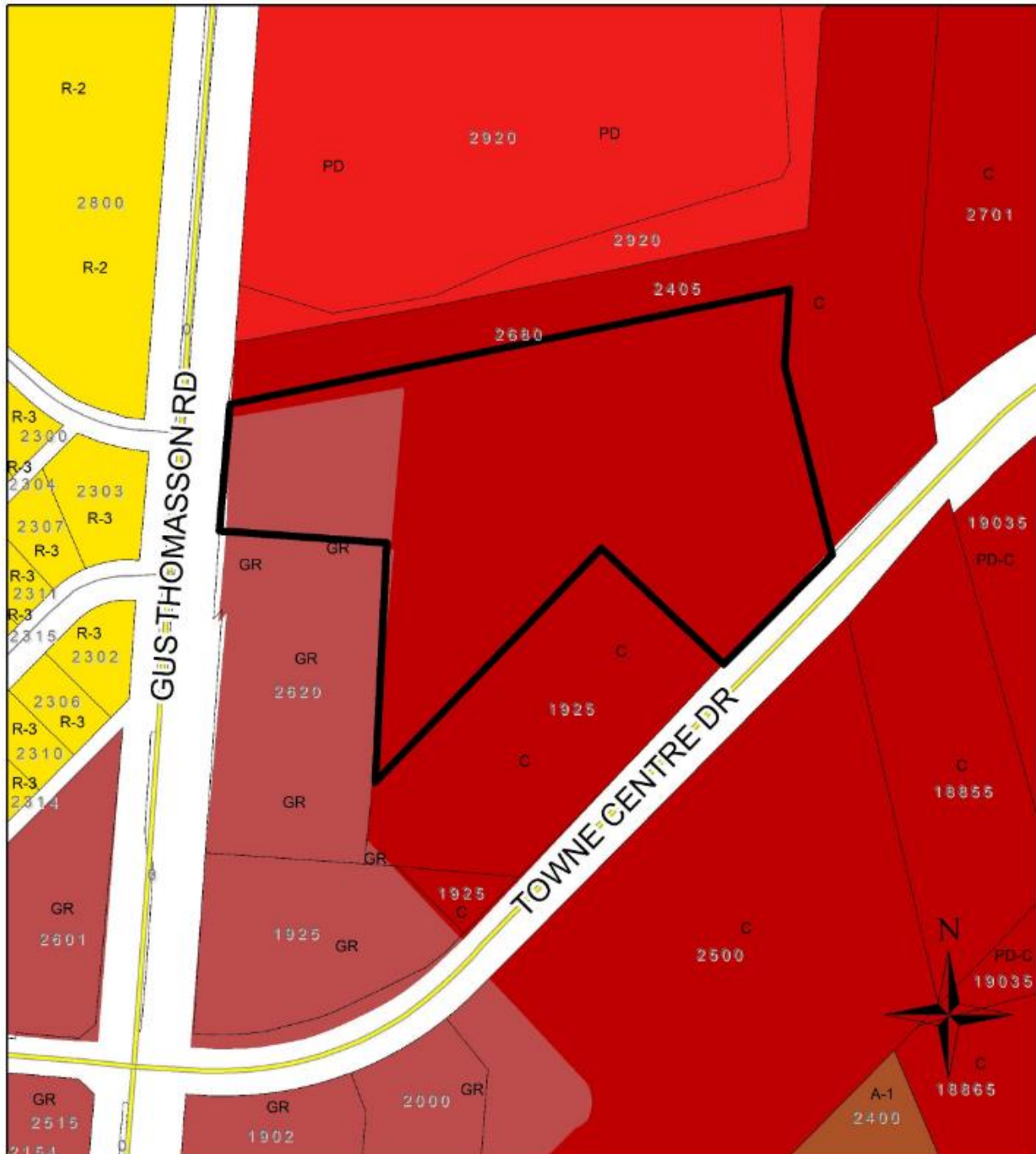


**Request:** Zone Change from “GR” and “C” to “PD-GR and “PD-C”  
**Applicant:** Maxwell Fisher, Masterplan  
**Location:** 1925 Towne Centre Dr.






ATTACHMENT 3 – ZONING MAP



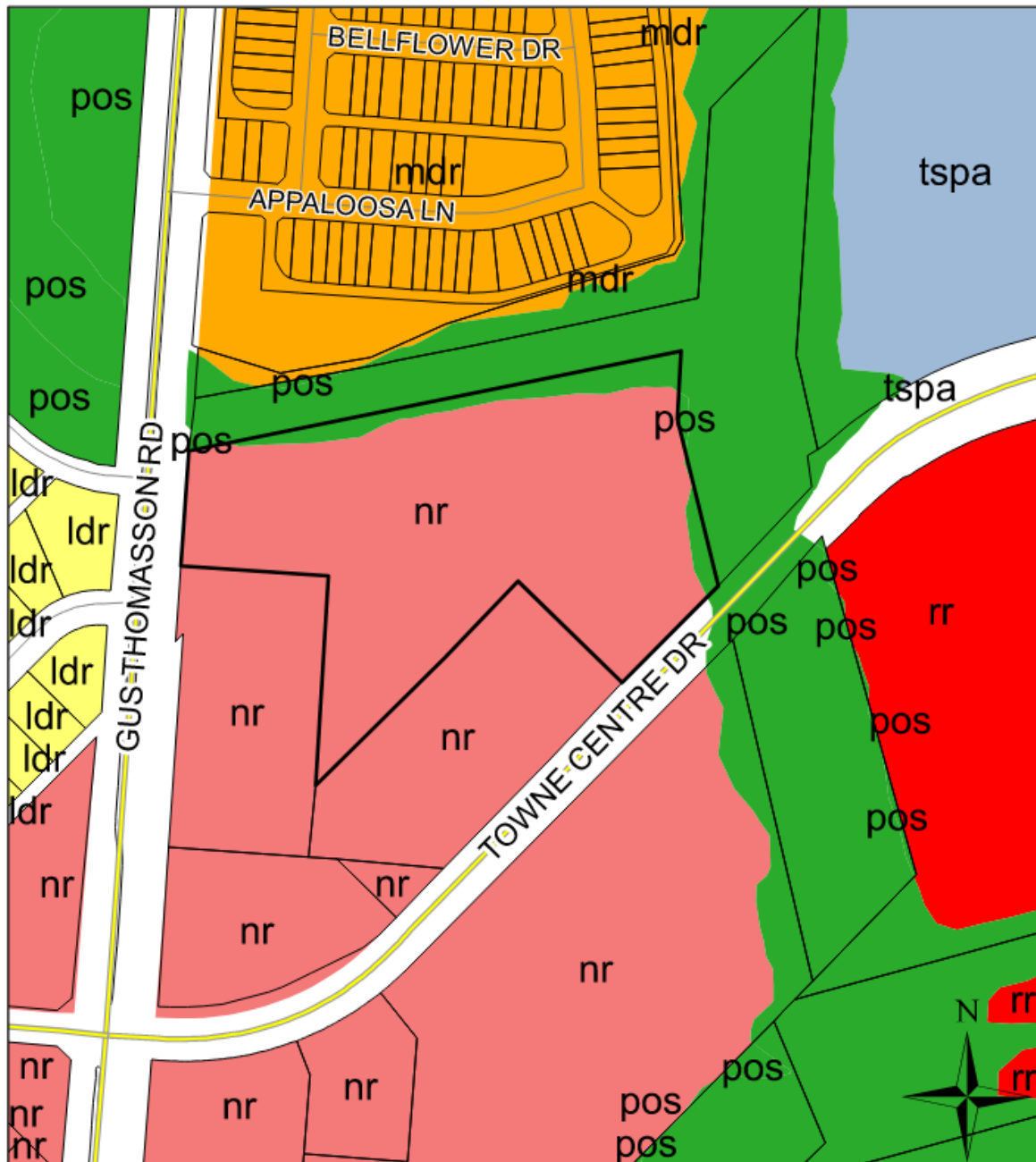
**Request:** Zone Change from “GR” and “C” to “PD-GR and “PD-C”  
**Applicant:** Maxwell Fisher, Masterplan

**Location:** 1925 Towne Centre Dr.

**Legend**  
 Subject Property



## ATTACHMENT 4 – FUTURE LAND USE MAP



Request: Zone Change from "GR" and "C" to "PD-GR" and "PD-C"

Applicant: Maxwell Fisher, Masterplan  
Location: 1925 Towne Centre Dr.

Legend

 Subject Property

## **ATTACHMENT 5 – PD STANDARDS**

### **Exhibit B**

#### **Planned Development Conditions**

##### **Platinum Gus Thomasson and Towne Centre**

**Conceptual plan:** Development and use of the property must comply with the conceptual plan (Exhibit C). If there is a conflict between the conceptual plan and the text of this article, the text of this article controls.

**Subareas:** This PD District is divided into three subareas: 1, 2 and 3 as shown on the Concept Plan.

**Exhibits:** Exhibit C – Concept plan; Exhibit D – Landscape plan; Exhibit E – Building Elevations; Exhibit F – Amenity Plan

**Uses Permitted, Subarea 1:** Permitted uses in Subarea A are those uses permitted in the General Retail (GR) District.

**Uses Permitted, Subarea 2:** Permitted uses in Subarea B are those uses allowed in the Commercial District (C) District and the following uses:

- Self-Storage/Mini-warehouse
- Automobile Parking – Heavy and Light Load - Vehicle/RV/Boat storage, outdoors
- Residential dwelling as an accessory to a self-storage facility

**Uses Permitted, Subarea 3:** Permitted uses in Subarea C are those uses allowed in the Commercial District (C) District and the following uses:

- Automotive Rental, Leasing
- Truck Rental, Leasing
- Office showroom/warehouse
- Warehouse
- Building Contractors
- Special Trade Contractors

#### **Development Regulations, Overall**

Buildings A and D satisfy the Liner Building requirement provided street facing elevations generally appear as provided on exhibit E.

Landscaping: Landscaping shall be provided as generally shown on exhibit D.

Internal parking lot landscaping amid the RV/Boat storage areas may be provided as generally shown on the Landscape Plan, exhibit D.

A minimum 700-square foot of surface area of enhanced paving is required at the vehicular access point on Town Centre Drive as generally shown exhibits C and F. Enhanced paving may be in the form of brick pavers or stamped and stained/colored concrete with the appearance of hand laid units.

**File No.: Z0320-0133**  
**Zoning Change**

An 8-foot wide sidewalk is required along Towne Centre Drive.

A minimum 5-foot wide sidewalk is required along Gus Thomasson Road.

The maximum lot coverages are as shown on the concept plan.

Driveway approach locations and median configuration is permitted as generally shown on the Concept Plan, Exhibit C.

**Development Regulations, Subarea 1**

The maximum number of stories is one.

Amenities shall be provided as generally shown on the Amenity Plan, exhibit F. The exact location is adjustable and will be determined on the site plan as part of construction plan set for permit.

**Development Regulations, Subarea 2:**

The parking requirement is 11 spaces.

The maximum building height for Building B is 47 feet.

The maximum number of stories for Building B is three.

The maximum floor area is 110,000 square feet, excluding partially enclosed RV parking areas.

The maximum structure height for 3-sided storage structures is 18 feet.

Perimeter fencing requirements are satisfied by a combination of wrought iron security fencing and the partially enclosed storage buildings as generally shown on the concept plan.

One monument sign is permitted along Gus Thomasson Road to serve self-storage in subarea 2.

**Development Regulations, Subarea 3:**

The maximum allowable height for Buildings C and D is 32 feet.

The maximum number of stories for Buildings C and D is one.

The maximum floor area is 22,000 square feet.

Outdoor storage associated with contractor uses is prohibited.

Overhead doors facing Towne Centre Drive and Gus Thomasson Road are prohibited.

Dumpsters, if visible from public view or a public street, shall be screened with masonry materials consistent with one of the exterior materials of storage buildings.

Separation between buildings shall be no less than 15 feet. This building separation requirement does not apply to canopy/carport structures in Subarea 2.

A minimum of one parking space is required for each 300 square feet of office space. A minimum of one parking space is required for each 2,000 square feet of all warehouse, storage or non-office space for contractor or warehouses uses in Subarea 3. Any other permitted use shall be parked at 1 space per 500 square feet of floor area.

**File No.: Z0320-0133**  
**Zoning Change**

A minimum 6-foot tall masonry wall is required between Buildings C and D to screen from Towne Centre Drive.

Operational Characteristics:

The storage facility in Subarea 2 will be accessible to customers between the hours of 6AM and 10PM seven days a week.

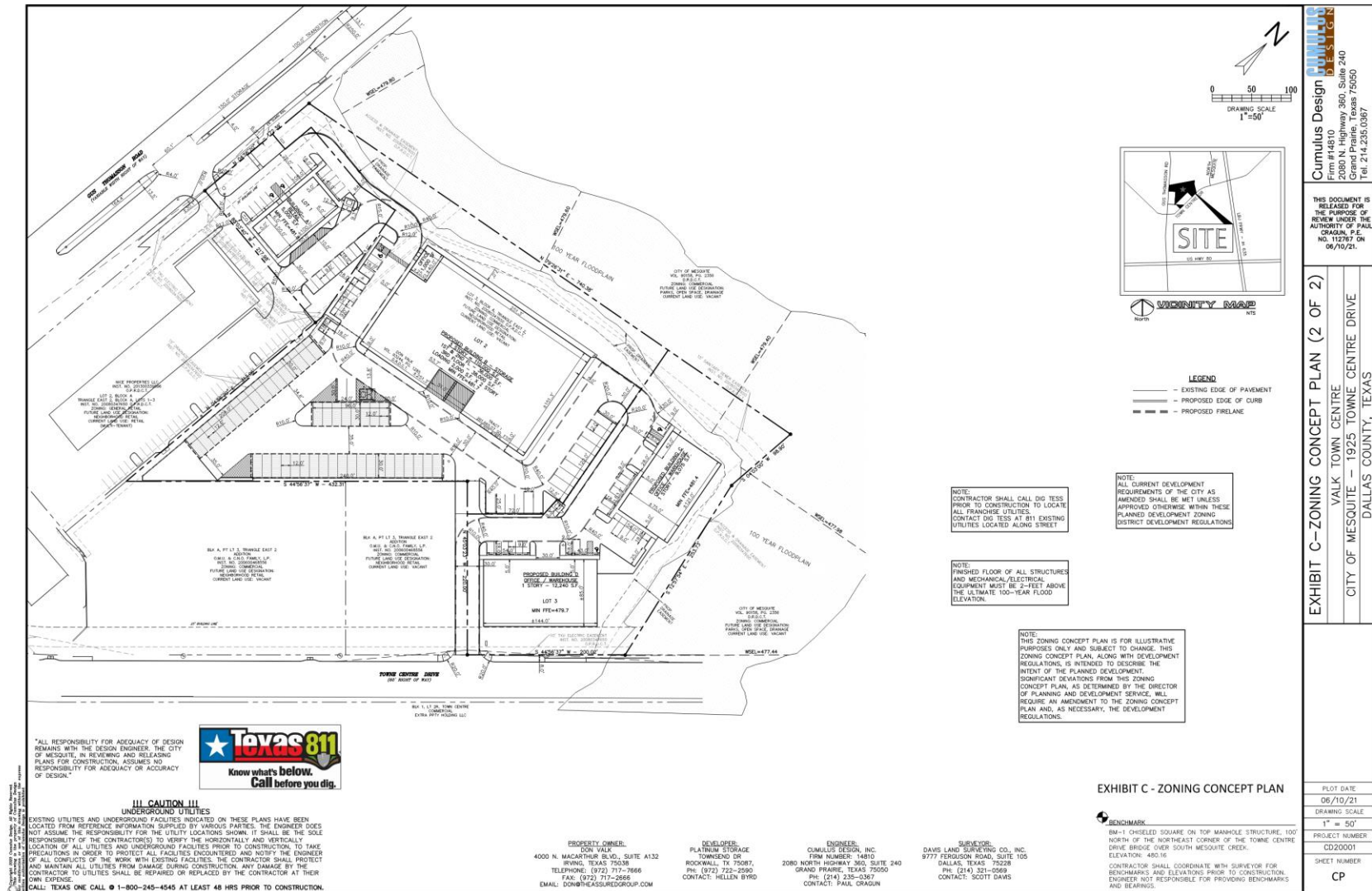
With exception of vehicles (RVs, boats, etc.) in designated outside open air or partially enclosed storage areas as shown on exhibit E, all storage items shall be contained within an enclosed building.



## Page 13 of 21



# ATTACHMENT 6 – CONCEPT PLAN



## ATTACHMENT 7 – BUILDING ELEVATIONS



**BUILDING C WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING C SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING D NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

### MATERIAL AND COLORS

- |  |   |   |
|--|---|---|
| <p>① EPS - PAINT COLOR TO MATCH:<br/>FINISH: FINE SAND<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: COLUMBIAN VIL<br/>SPEC #1: SW7047</p> | <p>② EPS - PAINT COLOR TO MATCH:<br/>FINISH: FINE SAND<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: PURE WHITE<br/>SPEC #1: SW7005</p> | <p>③ EPS - PAINT COLOR TO MATCH:<br/>FINISH: FINE SAND<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: BROWN ONE<br/>SPEC: SW7059</p>   |
| <p>④ THIN BRICK:<br/>SPEC: CLARITY<br/>COLOR: DAKOTA (ENIGNE)<br/>TEXTURE: ANTIQUE</p>   | <p>⑤ METAL AWNING (COLOR TO MATCH):<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: BROWN ONE<br/>SPEC: SW7059</p>                        | <p>⑥ BRICK MASONRY:<br/>SPEC: TRENTWITH TRENTSTONE<br/>COLOR: DREY GRAY<br/>FINISH: SMOOTH</p>                                |
| <p>⑦ METAL CORING:<br/>SPEC: METAL<br/>COLOR: BRUNNISHED SLATE</p>   | <p>⑧ STONEFRONT MULLION:<br/>SPEC: CORNFELD<br/>COLOR: DARY BRONZE</p>  | <p>⑨ EPS - PAINT COLOR TO MATCH:<br/>FINISH: FINE SAND<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: TECHNO GRAY<br/>SPEC: SW7074</p> |
| <p>⑩ STONE VENEER:<br/>SPEC: CULTURED STONE<br/>COLOR: PARCHMENT<br/>SPEC: CASTHT</p>  | <p>⑪ EPS - PAINT COLOR TO MATCH:<br/>FINISH: FINE SAND<br/>SPEC: SHERWIN WILLIAMS<br/>COLOR: HONEY HAMPTON<br/>SPEC: SW9128</p> |   |



**BUILDING D EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

VALK TOWN CENTER: BLDG C/D - OFFICE/WAREHOUSE  
EAST OF NEC OF GUS THOMASSON ROAD AND TOWNE CENTER DRIVE  
MESQUITE TEXAS 75150  
DATE: 04-02-2021 (PRELIMINARY)

E-3  
EXHIBIT E  
RKA# 19330.00



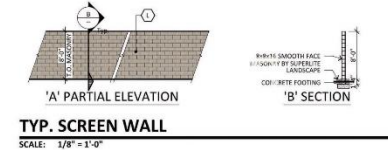


## ATTACHMENT 7 – BUILDING ELEVATIONS



### MATERIAL AND COLORS

- |  |  |  |
|--|--|--|
| <p>① EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC #: SW955</p> | <p>② EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC #: SW955</p> | <p>③ EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC #: SW955</p> |
| <p>④ THIN BRICK:<br/>MFG: SHERWIN WILLIAMS<br/>COLOR: SHERWIN WILLIAMS<br/>TEXTURE: ANTIQUE</p>                            | <p>⑤ METAL AWNING (COLOR TO MATCH):<br/>MFG: SHERWIN WILLIAMS<br/>COLOR: SHERWIN WILLIAMS<br/>SPEC: SW955</p>              | <p>⑥ STONEFRONT MULLION:<br/>MFG: SHERWIN WILLIAMS<br/>COLOR: SHERWIN WILLIAMS<br/>SPEC: SW955</p>                         |
| <p>⑦ METAL COPING:<br/>MFG: SHERWIN WILLIAMS<br/>COLOR: SHERWIN WILLIAMS<br/>SPEC: SW955</p>                               | <p>⑧ EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC: SW955</p>   | <p>⑨ EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC: SW955</p>   |
| <p>⑩ STONE VENER:<br/>MFG: SHERWIN WILLIAMS<br/>COLOR: SHERWIN WILLIAMS<br/>SPEC: SW955</p>                                | <p>⑪ EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC: SW955</p>   | <p>⑫ EPS - PAINT COLOR TO MATCH:<br/>FINISH: SHERWIN WILLIAMS<br/>MFG: GOSWAMER VEL<br/>COLOR: SW955<br/>SPEC: SW955</p>   |



VALK TOWN CENTER: BLDG A - RETAIL  
EAST OF NEC OF GUS THOMASSON ROAD AND TOWNE CENTER DRIVE  
MESQUITE TEXAS 75150  
DATE: 06-10-2021 (PRELIMINARY)

E-1  
EXHIBIT E  
RKA# 19330.00





## ATTACHMENT 7 – BUILDING ELEVATIONS

## MATERIAL AND COLORS

- |          |  |          |   |          |  |
|----------|--|----------|---|----------|--|
| <b>A</b> | <b>EPI-PAINT COLOR TO MATCH:</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: PERSIMMER HELL<br>SPEC #: SW9165 | <b>D</b> | <b>EPI-PAINT COLOR TO MATCH:</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: PORPOISE<br>SPEC #: SW7073        | <b>E</b> | <b>ETIX MASONRY:</b><br>SPEC: FANTASY TRISTONE<br>COLOR: CREAM<br>FINISH: SMOOTH |
| <b>B</b> | <b>EPI-PAINT COLOR TO MATCH:</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: PURE WHITE<br>SPEC #: SW7005     | <b>C</b> | <b>METAL FINISHING (COLOR TO MATCH):</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: SILVER<br>SPEC #: SW7009  |          |  |
| <b>C</b> | <b>THIN BRICK:</b><br>SPEC: SLATERY<br>COLOR: DAKOTA (3760B)<br>FINISH: ANTIQUE                      | <b>D</b> | <b>STONEPOINT MULLION:</b><br>SPEC: DAKOTA<br>COLOR: DARK BRONZE                                      |          |  |
| <b>D</b> | <b>METAL TOPING:</b><br>SPEC: "MACE"<br>COLOR: BURNISHED SLATE                                       | <b>E</b> | <b>EPI-PAINT COLOR TO MATCH:</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: TECHNO GRAY<br>SPEC #: SW8570     |          |  |
| <b>F</b> | <b>STONE VENEER:</b><br>SPEC: CULTURED STONE<br>COLOR: FACINET<br>SPEC: CASTLE                       | <b>G</b> | <b>EPI-PAINT COLOR TO MATCH:</b><br>SPEC: SHAWIN WILLIAMS<br>COLOR: HONEY SCARSTONE<br>SPEC #: SW9226 |          |  |



### EAST ELEVATION

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**VALK TOWN CENTER: BLDG B - STORAGE**  
EAST OF NEC OF GUS THOMASSON ROAD AND TOWNE CENTER DRIVE  
MESQUITE TEXAS 75150  
DATE: 04-02-2021 (PRELIMINARY)

© 2017 RKAA  
ARCHITECTS, INC. ALL  
RIGHTS RESERVED.  
THIS DRAWING IS AN  
INSTRUMENT OF  
SERVICE. IT IS THE  
PROPERTY OF RKAA  
ARCHITECTS, INC. AND  
MAY NOT BE  
REPRODUCED, COPIED  
OR DISCLOSED WITHOUT  
WRITTEN PERMISSION  
OF THE ARCHITECT.

**E-2.1**  
**EXHIBIT E**

**RKAA# 19330.00**



## ATTACHMENT 7 – BUILDING ELEVATIONS

### MATERIAL AND COLORS

<p><b>A</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: GOSAMER VEL SPEC #: SW9355</p>	<p><b>F</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: PURE WHITE SPEC #: SW7005</p>	<p><b>G</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: IRON ORE SPEC: SW7089</p>
<p><b>B</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: GOSAMER VEL SPEC #: SW9355</p>	<p><b>H</b> METAL FINISHING (COLOR TO MATCH): FINISH: SHERWIN WILLIAMS COLOR: IRON ORE SPEC: SW7089</p>	<p><b>I</b> BRICK MASONRY: MFG: TREMAYTH TRENDSTONE COLOR: ONED CREAM FINISH: SMOOTH</p>
<p><b>C</b> THIN BRICK: MFG: ELABURY COLOR: DAKOTA (776GB) TEXTURE: ANTIQUE</p>	<p><b>J</b> STONEFRONT MULLION: MFG: KUNZEER COLOR: DARK BRONZE</p>	
<p><b>D</b> METAL COPING: MFG: MISC COLOR: BURNISHED SLATE</p>	<p><b>K</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: TECHNO GRAY SPEC: SW6170</p>	
<p><b>E</b> STONE VENEER: MFG: CULTURED STONE COLOR: PARCHMENT SPEC: CASTHT</p>	<p><b>L</b> EPS - PAINT COLOR TO MATCH: FINISH: PURE LARD MFG: SHERWIN WILLIAMS COLOR: HONEYD SCAMPTONE SPEC: SW9226</p>	



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

VALK TOWN CENTER: BLDG B - STORAGE  
EAST OF NEC OF GUS THOMASSON ROAD AND TOWNE CENTER DRIVE  
MESQUITE TEXAS 75150  
DATE: 04-02-2021 (PRELIMINARY)

R.K.A.A. ARCHITECTS, INC.  
E-2  
EXHIBIT E  
RKA# 19330.00



## ATTACHMENT 7 – BUILDING ELEVATIONS

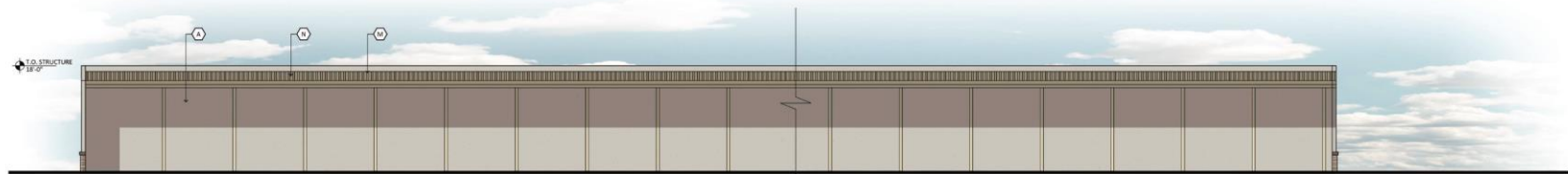
### MATERIAL AND COLORS

<p>① EPS - PAINT COLOR TO MATCH: FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: GOSAMER VEL SPEC: #</p>	<p>② EPS - PAINT COLOR TO MATCH: FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: GOSAMER VEL SPEC: #</p>	<p>③ EPS MASONRY: FINISH: TRENTWITH TRENTSTONE NAME: OWENS CORNING COLOR: CREAM SPEC: #</p>
<p>④ EPS - PAINT COLOR TO MATCH: FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: PURE WHITE SPEC: #</p>	<p>⑤ METAL AWNING (COLOR TO MATCH): FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: PURE WHITE SPEC: #</p>	<p>⑥ FASCIA: FINISH: ATLAS NAME: ATLAS COLOR: ALMOND SPEC: #</p>
<p>⑦ THIN BRICK: FINISH: SCANDY NAME: SHERWIN WILLIAMS COLOR: SMOKE (DARK) TEXTURE: ANTIQUE SPEC: #</p>	<p>⑧ STONEFRONT MULLION: FINISH: SCANDY NAME: SHERWIN WILLIAMS COLOR: SMOKE (DARK) TEXTURE: ANTIQUE SPEC: #</p>	<p>⑨ METAL ROOF: FINISH: ATLAS NAME: ATLAS COLOR: ALMOND SPEC: #</p>
<p>⑩ METAL CORNER: FINISH: SCANDY NAME: SHERWIN WILLIAMS COLOR: SMOKE (DARK) TEXTURE: ANTIQUE SPEC: #</p>	<p>⑪ EPS - PAINT COLOR TO MATCH: FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: TECHING GRAY SPEC: #</p>	
<p>⑫ STONE VENEER: FINISH: SCANDY NAME: SHERWIN WILLIAMS COLOR: SMOKE (DARK) TEXTURE: ANTIQUE SPEC: #</p>	<p>⑬ EPS - PAINT COLOR TO MATCH: FINISH: FINE SAND NAME: SHERWIN WILLIAMS COLOR: SMOKE (DARK) TEXTURE: ANTIQUE SPEC: #</p>	



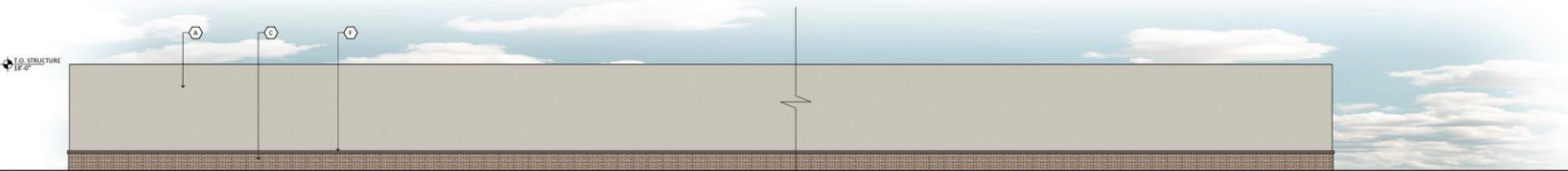
### ENCLOSED PARKING LOCATIONS

SCALE: N.T.S.



### ENCLOSED PARKING STRUCTURE SOUTH EAST ELEVATION

SCALE: 3/16" = 1'-0"



### ENCLOSED PARKING STRUCTURE NORTH WEST ELEVATION

SCALE: 3/16" = 1'-0"



VALK TOWN CENTER: ENCLOSED PARKING  
EAST OF NEC OF GUS THOMASSON ROAD AND TOWNE CENTER DRIVE  
MESQUITE TEXAS 75150  
DATE: 02-02-2021 (PRELIMINARY)

E-4  
EXHIBIT E  
RKAA# 19330.00



## ATTACHMENT 8– SECTION 3-502

PART 3: NONRESIDENTIAL DISTRICTS  
3-500 SUPPLEMENTARY USE REGULATIONS

### 3-500 SUPPLEMENTARY USE REGULATIONS

#### **3-501 DELETED**

**Ord. 2650/12-18-89**

(See 3-602 for Outdoor Sales Lot Regulations)

#### **3-502 MINIWAREHOUSING**

**Ord. 2650/12-18-89; 3105/8-19-96; 3308/7-19-99; 4269/7-1-13**

Miniwarehousing shall mean those facilities designed for self-storage by patrons in individual, compartmentalized, controlled-access stalls or lockers. Miniwarehousing shall comply with the following standards.

##### **A. USE PROVISIONS**

1. **Dead Storage** Miniwarehousing shall be used for storage purposes only, and not for any other use, processing, services, or activities. Outdoor storage is prohibited in conjunction with this use except as listed below.
2. **Recreational Vehicle Storage** A miniwarehousing use may include recreational vehicle, boat (water craft) and automobile storage, provided that the storage area is screened from view and paved. The site plan/concept plan must show the designated parking/storage area. No parking/storage of recreational vehicles or boats shall be allowed adjacent to a residential district. This accessory use is permitted in the Industrial District and may be allowed only when specifically permitted by a Conditional Use Permit in the Commercial District or specifically requested and approved in a Planned Development District.
3. **Apartment** One apartment, located in the principal building, shall be permitted for use by an on-site manager/security guard.

##### **B. PARKING AND ACCESS**

1. **Paving** All drives, parking, loading and vehicular circulation areas shall be paved in accordance with Section 3-400
2. **Office Parking** One parking space shall be required in the office/apartment area for each 10,000 square feet of floor area in the miniwarehousing development. These spaces are in addition to the required loading areas.
3. **Fire Lanes** Continuous marked fire lane access is required throughout the project. Fire lanes shall be a minimum 22 feet in width with 30-foot interior radius and 50 foot exterior radius unless otherwise permitted by the Fire Code.
4. **Loading Area** A continuous loading area, a minimum 8 feet in width, shall be provided for parking and loading in addition to the fire lane along any building face where there is access to the storage units.

##### **C. DESIGN CRITERIA**

Miniwarehouse/self-storage projects shall be developed in the “fortress design” so that the rear of the buildings have no doors, windows or other openings facing outward. Buildings shall be connected by masonry walls designed to match the building exterior except at the entrance area, where wrought iron fencing may be utilized. The following standards shall also apply.

1. **Separation** The minimum separation between buildings shall be 20 feet, provided that additional separation will be necessary where loading areas and fire lanes are required.



## ATTACHMENT 8– SECTION 3-502

PART 3: NONRESIDENTIAL DISTRICTS  
3-500 SUPPLEMENTARY USE REGULATIONS

- |   |  |
|---|--|
| <b>2.     <i>Screening</i></b>            | Projects shall be designed with solid exterior masonry walls with no openings, so that access doors to the storage units are not visible from the public sides of the project. Unless lined, buildings shall be connected by masonry walls, 8-feet in height, designed to match the building exterior except at the entrance area, where wrought iron fencing may be used.   |
| <b>3.     <i>Liners</i></b>               | The outermost wall of buildings with storage units and any connecting walls shall have liner buildings with leasable space for the first and second stories along collector, arterial and highway frontage streets. "Leasable space" shall mean an enclosed area designed and intended for any use permitted in the district, except self-storage or warehousing, which requires a valid certificate-of-occupancy and the physical presence of one or more persons to conduct the use. |
| <b>3.     <i>Office/Apartment</i></b>     | The leasing office, manager's apartment shall be 100% masonry with a "residential-style" design, including materials, doors, windows, roofing, roof pitch, etc., typically used in residential design and construction and shall not exceed one-story in height if adjacent to a residential district. In areas adjacent to nonresidential districts, the zoning district height limit shall apply.  |
| <b>4.     <i>Exterior Appearance</i></b>  | All building exteriors shall be 100% masonry. Principal facades shall comply with the Community Appearance Manual; provided that on the façade of unlined buildings and connecting walls fronting a local street, the Transparency Principle shall not apply and shall include articulated columns, pilasters or other design features with a minimum relief from the wall of 12 inches.   |
| <b>5.     <i>Setbacks</i></b>             | The minimum setback adjoining any residential district line shall be 10-feet; provided that the rear of the buildings may be utilized as the required screening wall. All other district setback lines shall apply.  |
| <b>6.     <i>Building Height</i></b>      | Maximum building height adjacent to a residential district line shall be one-story, generally limited to a maximum of 11-feet. In areas adjacent to nonresidential districts, the district height limit shall apply.   |
| <b>7.     <i>Landscaping</i></b>          | Professionally designed landscaping, fully irrigated, shall be provided on all public sides of the property and shall include at a minimum, foundation plantings and a tree line. A buffer tree line shall be established within the 10-foot landscape strip adjoining a residential district in accordance with Section 1A-301.   |
| <b>8.     <i>Mechanical Equipment</i></b> | No roof-mounted equipment shall be allowed.  |
| <b>9.     <i>Signage</i></b>              | Signage shall be limited to wall and monument signs, i.e. no pole signs shall be permitted.  |
| <b>10.    <i>Lighting</i></b>             | Lighting shall be installed with no fixtures extending above the rooflines and/or shining toward the residential district.   |