



**PLANNING AND ZONING COMMISSION MEETING
TRAINING ROOMS A & B
757 North Galloway Avenue
Mesquite, Texas
August 24, 2020 - 7:00 P.M.**

MEETING PARTICIPATION INSTRUCTIONS

In accordance with the Governor's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his state disaster authority, and guidance issued on the suspension by the Attorney General's Office:

1. A quorum of the Planning and Zoning Commission will participate in the meeting by videoconference, telephone conference or by being physically present at the meeting location.
2. Members of the public, applicants and interested parties may attend the meeting in person or participate by telephone conference.
3. All persons present at the meeting location must observe social distancing by remaining a minimum of six (6) feet from other meeting participants and are strongly encouraged to wear a covering over their nose and mouth.
4. Applicants and/or members of the public desiring to participate in the meeting by telephone conference may do so by dialing the following local number on Monday, August 24, 2020, before, at, or after 7:00 p.m. central time.

Telephone Conference Number: 888-475-4499
Participation Code (Meeting Id): 811 5927 3904
To view presentation: <https://us02web.zoom.us/j/81159273904>

Persons may press *9 to be recognized to speak during the public comment or public hearing portion of the meeting.

5. The meeting will be audible to all in-person and telephone participants and will allow for their two-way communication. Comments may be made during the meeting upon recognition by the Chairperson or may be made in writing before 3:00 p.m. on August 24, 2020, to the following email address: glangford@cityofmesquite.com.
6. An electronic copy of the agenda packet will be posted online at the City of Mesquite's website (www.cityofmesquite.com).

The meeting will be recorded and made available to the public.

AGENDA

Pursuant to Section 551.071 of the *Texas Government Code*, the Planning and Zoning Commission may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this Agenda.

COMMISSION BUSINESS

1. ROLL CALL.
2. INSTRUCTIONS.
City staff shall give verbal instructions for participation in the meeting.

PUBLIC COMMENTS

3. Any individual desiring to address the Planning and Zoning Commission regarding an item on the CONSENT AGENDA shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Planning and Zoning Commission.

4. MINUTES.
Discuss and consider approval of the minutes for August 10, 2020, Planning and Zoning Commission.
5. PD SITE PLAN APPLICATION NO. SP0520-0155
Consider a PD Site Plan submitted by Lonnie Huett on behalf of Trinity Life Church, for a new church located at 1535 N. Belt Line Road.
6. PLAT APPLICATION NO. PL0720-0034
Consider a Plat submitted by Barraza Consulting Group on behalf of DR Horton, for Trailwind Phase 1, a 210-lot single-family subdivision generally located between IH-20 and Heartland Parkway.

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

7. ZONING APPLICATION NO. Z0720-0143
Conduct a public hearing and consider Zoning Application No. Z0720-0143 submitted by Masterplan on behalf of Infinity 2020 Partners, LLC., for a Zoning Change from General Retail to General Retail with with a Conditional Use Permit to allow a carwash with a modification to allow a carwash within 100 feet of a residential district, located at 1200 Pioneer Road.
8. ZONING APPLICATION NO. Z0820-0144
Conduct a public hearing and consider Zoning Application No. Z0820-0144 submitted by UTR Homes, LLC., for a Zoning Change from Planned Development – General Retail Ordinance No.

4508 to R-1, Single Family Residential to allow a single family home, located at 1836 Wilkinson Road.

DIRECTOR’S REPORT

9. DIRECTOR’S REPORT.

Director’s Report on recent City Council action taken on zoning items at their meeting on August 17, 2020.

[NOTE: Commission action, *if any*, shall not be taken regarding the Director’s Report until Public Comments have been received.]

PUBLIC COMMENTS

10. Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR’S REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

At the conclusion of business, the Chair shall adjourn the meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held August 24, 2020, was posted on the bulletin boards at the Municipal Center and City Hall by August 21, 2020, before 6:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning
City of Mesquite, Texas

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., AUGUST 10, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairwoman Yolanda Shepard, Ronald Abraham, Claude McBride, Sherry Williams, Debbie Anderson, Sheila Lynn, Alternate Mildred Arnold

Absent: Vice-Chair David Gustof, Alternate Dorothy Patterson

Staff: Director of Planning & Development Services Jeff Armstrong, Planner Lesley Frohberg, City Attorney David Paschall, Senior Administrative Secretary Devanee Winn

Alternate Mildred Arnold was seated in the place of Vice-Chair David Gustof

COMMISSION BUSINESS

1. ROLL CALL

Planner Lesley Frohberg called on each Commissioner for the record. Chairwoman Shepard called the meeting to order and declared a quorum present.

2. INSTRUCTIONS

Ms. Frohberg gave verbal instructions for participation in the meeting.

3. PUBLIC COMMENTS.

There were no public comments.

CONSENT AGENDA

4. MINUTES.

Discuss and consider approval of the minutes for July 27, 2020, Planning and Zoning Commission.

A motion was made by Ms. Anderson to approve the minutes as presented. Ms. Lynn seconded. The motion passed 7-0.

PUBLIC HEARINGS

5. ZONING TEXT AMENDMENT 2020-05

Conduct a public hearing and consider zoning text amendments to Mesquite Zoning Ordinance, Section 3-203, Schedule of Permitted Uses; Section 3-507, Coin-Operated Amusement Devices, Section 6-102, Definitions; all pertaining to new and revised regulations for amusement devices, game machines, video games, and similar devices. (Tabled from the June 22, 2020, Planning and Zoning Commission meeting.)

Director of Planning & Development services Jeff Armstrong briefed the Commissioners. There was a discussion between the Commissioners and Staff regarding the time frame the City will give to decrease the number of game machines from 4 to 2 game machines. Mr. Armstrong answered that the Commission could suggest a time frame. Ms. Williams asked if Staff can decrease the number of games machines from 4 to 1. City Attorney David Paschall explained that decreasing to 1 game machine might open us up to challenge of the ordinance. Mr. Paschall explained that other municipalities have tried to decrease and/or eliminate game machines. The

cases are now working through the courts and once there is a verdict on those cases, then Staff can re-evaluate City's requirements. The public hearing was left open from the July 27, 2020 meeting. No one had any comments either in person or by conference call. Chairwoman Shepard closed the public hearing. A motion was made by Ms. Williams to approve the Text Amendment with an expiration date no later than 1 year after the City Council approves the Text Amendment. Mr. McBride seconded. The motion passed 7-0.

6. ZONING TEXT AMENDMENT 2020-07

Conduct a public hearing and consider zoning text amendments Section 1-302, Nonconforming Uses; Section 1-303, Nonconforming Structures and Premises; Section 1-603, Special Exceptions; Section 1-702, Accessory Telecommunications Facilities; Section 1A-403, Application to Remove Protected Tree; Section 2-201, General Use Regulations; Section 2-305, Special Exceptions; Section 2-603, Permitted Modifications – Specific Structures; Section 2-604, Special Exceptions; Section 3-201, General Use Regulations; Section 3-403, Special Exceptions; Section 3-702, Permitted Modifications – Specific Structures; and Section 3-703, Special Exception of the Mesquite Zoning Ordinance pertaining to the applicable approval criteria for Special Exceptions.

Planner Lesley Frohberg briefed the Commissioners. Chairwoman Shepard opened the public hearing. No one had comments either in person or by conference call. Chairwoman closed the public hearing. A motion was made by Ms. Anderson to approve as written. Ms. Williams seconded. The motion passed 7-0.

7. DIRECTOR'S REPORT.

Director's Report on recent City Council action taken on zoning items at their meeting on August 3, 2020.

Director of Planning & Development Services Jeff Armstrong briefed the Commissioners. The zoning actions are as follows;

1. Appointment of one alternate member (Alternate No. 2) to the Board of Adjustment for a term to expire December 31, 2020. **Larry Good was appointed as Alternate Member No. 2 to the Board of Adjustment for a term to expire December 31, 2020. 19**
2. Appointment of one alternate member (Alternate No. 1) to the Planning and Zoning Commission/Capital Improvements Advisory Committee for a term to expire December 31, 2021. **Dorothy Patterson was appointed as Alternate Member No. 1 to the Planning and Zoning Commission and Capital Improvements Advisory Committee for a term to expire December 31, 2021.**
3. Consider an ordinance for Application No. Z0520-0140, submitted by Daniel Santos on behalf of DBS Construction Support, LLC, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow the sale and outdoor display of used farm equipment, located at 4340 Interstate Highway 30. **Approved by Ordinance No. 4798 with modifications.**
4. Consider an ordinance for Application No. Z0620-0142, submitted by MM Mesquite 50, LLC, to amend Planned Development Ordinance No. 4595 to allow an amenity center, a convenience store with fuel sales and modify the screening wall requirements on property located at 1900 and 2000 West Scyene Road, 21713 and 21717 IH-635, 1703 and 1705 Rodeo Drive and 417 Rodeo Center Boulevard. **Approved by Ordinance No. 4799 with modifications.**

[NOTE: Commission action, *if any*, shall not be taken regarding the Director's Report until Public Comments have been received.]

PUBLIC COMMENTS

8. Any individual desiring to address the Planning and Zoning Commission regarding the DIRECTOR'S REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.
No Public Comments.

Chairwoman Shepard called the meeting adjourned at 7:48 P.M.

Chairwoman Yolanda Shepard



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: SP0520-0155
REQUEST FOR: PD Site Plan
CASE MANAGER: Lesley Frohberg, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 24, 2020

GENERAL INFORMATION

Applicant: Lonnie Huett on behalf of Trinity Life Church
Requested Action: Site Plan for Trinity Life Church
Location: 1535 N. Belt Line Road

SITE BACKGROUND

Size: 14.95 +/- acres
Zoning: Planned Development – Light Commercial (Ordinance No. 3580)
Future Land Use: Neighborhood Retail

Table with 2 columns: ZONING and LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding zoning and land use descriptions.

CASE SUMMARY

City staff typically approve site plans. However, the Mesquite Zoning Ordinance requires that the Planning and Zoning Commission approve Planned Development (PD) Site Plans for projects of ten acres or more. The Planned Development – Light Commercial, Ordinance No. 3580, was approved in May 2003. The Planned Development allows all uses permitted in the Light Commercial zoning district and allows retirement housing as defined and permitted by State and Federal Fair Housing Laws. This proposed PD Site Plan is for the development of Trinity Life Church.

CONCLUSIONS

ANALYSIS

The applicant is seeking approval of the PD Site Plan for the Trinity Life Church. As depicted on the site plan, the Trinity Life Church will include one 20,200 square foot building used to conduct worship services. The proposed PD Site Plan meets the minimum requirements of the Planned Development Ordinance No. 3580, generally following the Light Commercial zoning district, approved by City Council in 2003.

RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the PD Site Plan for Trinity Life Church.

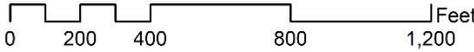
ATTACHMENTS

1. Aerial Map
2. PD Site Plan

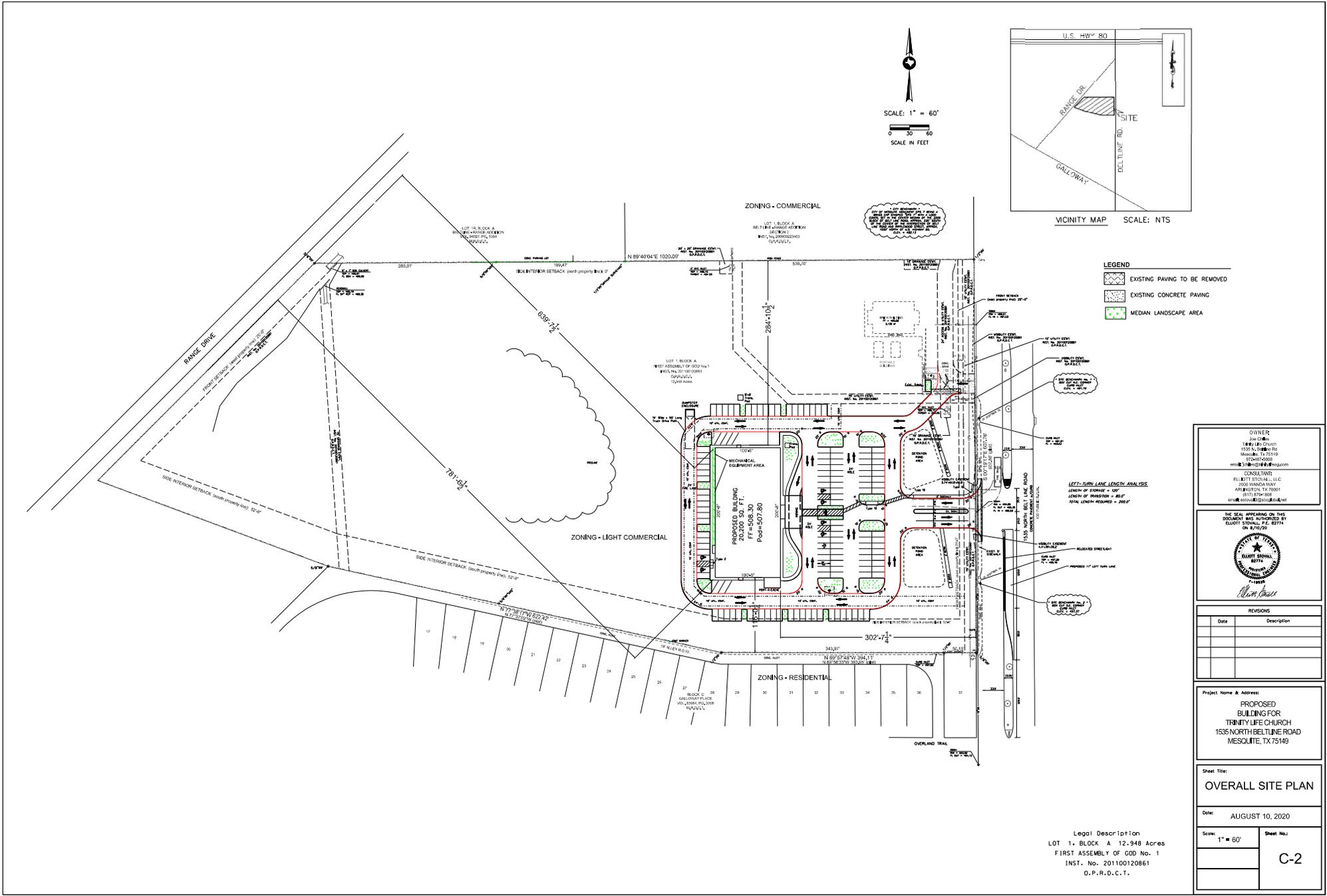
Aerial Map



N
▲
Legend
■ Subject Property



ATTACHMENT 2 - SITE PLAN

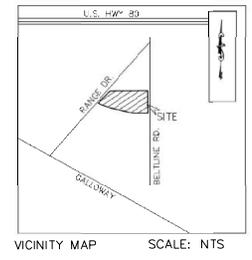
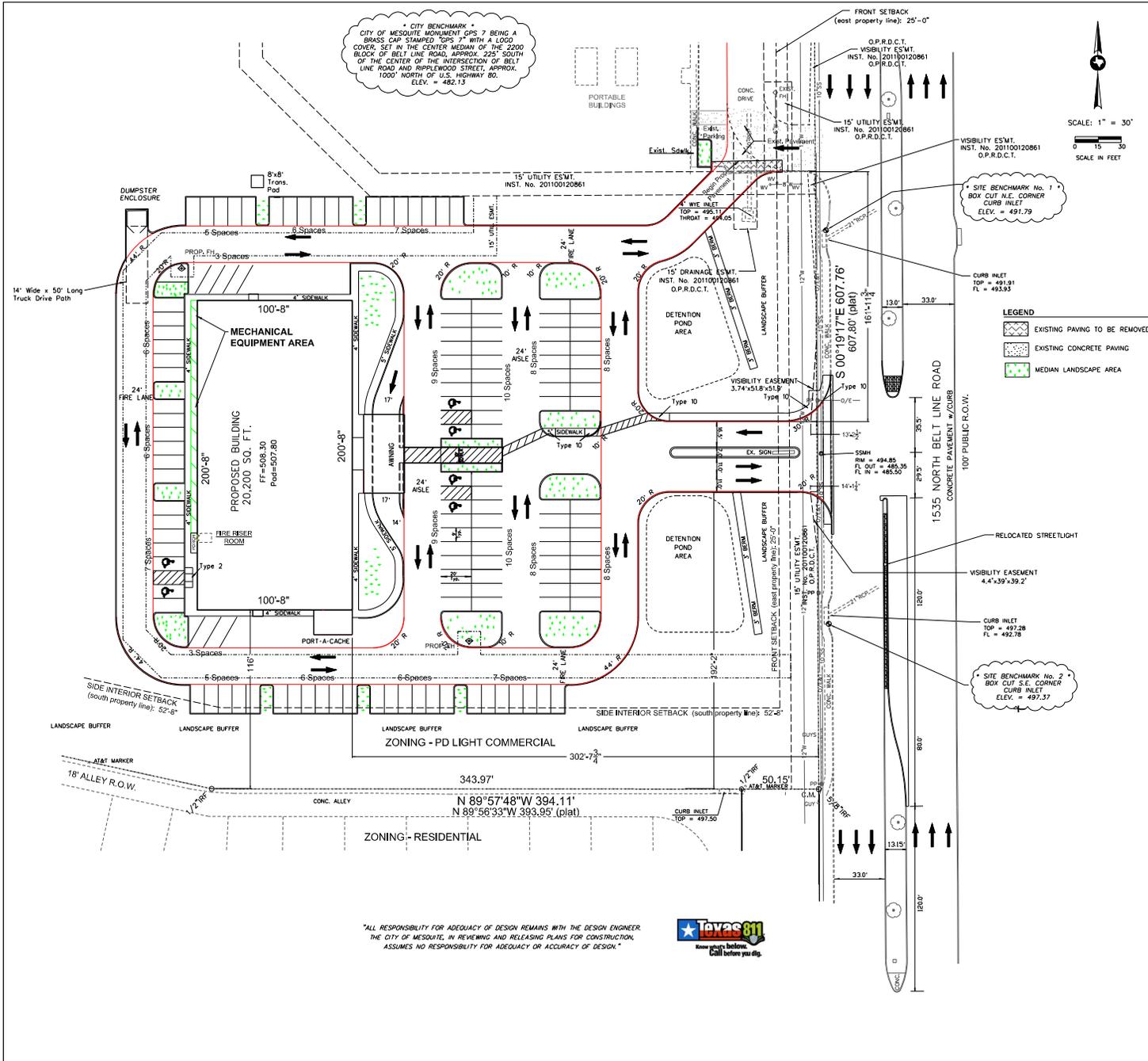


- LEGEND**
- EXISTING PAVING TO BE REMOVED
 - EXISTING CONCRETE PAVING
 - MEDIAN LANDSCAPE AREA

LEFT-TURN LANE LENGTH ANALYSIS
 LENGTH OF STORAGE = 120'
 LENGTH OF BRACEDROW = 40.0'
 TOTAL LENGTH REQUIRED = 200.0'

<p>OWNER John C. Smith Trinity Life Church 1535 North Beltline Road Mesquite, TX 75149 754-666-6666 jsmith@trinitylife.org</p>													
<p>CONSULTANT ELIOTT STRONG, L.L.C. 3000 WANDA WAY FORT WORTH, TX 76104 (817) 879-1018 eliott@elliottstrong.com</p>													
<p>THE SEAL APPEARING ON THIS DOCUMENT AND ANY INSTRUMENTS BY ELIOTT STRONG, P.E. 02774</p>  <p><i>Elliott Strong</i></p>													
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>		Date	Description										
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<p>Project Name & Address: PROPOSED BUILDING FOR TRINITY LIFE CHURCH 1535 NORTH BELTLINE ROAD MESQUITE, TX 75149</p>													
<p>Sheet Title: OVERALL SITE PLAN</p>													
<p>Date: AUGUST 10, 2020</p>													
<p>Scale: 1" = 60'</p>	<p>Sheet No.: C-2</p>												
<p>Legal Description LOT 1, BLOCK A 12.948 Acres FIRST ASSEMBLY OF GOD No. 1 INST. No. 201100120861 O.P.R.D.C.T.</p>													

ATTACHMENT 2 - SITE PLAN



- Site Plan Notes**
1. Any utility notes must be included on all site plans.
 2. Any reference to the ground level must be City approved and may require verification by any corresponding data to work conditions between plans.
 3. Dumpsters and trash compactors shall be screened in accordance with the Mesquite Zoning Ordinance and Engineering Design Manual.
 4. Outdoor lighting shall comply with the Lighting and glare standards contained within the Mesquite Zoning Ordinance.
 5. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current adopted Building Code.
 6. Spilled bumpupumps are not permitted within a fire lane.
 7. Any drainage is subject to final approval under separate approval by the Building Official or desk review.
 8. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 9. All exterior building materials shall be subject to Building Official approval and shall conform to the approved Exterior Building Materials Manual.
 10. All above ground lines shall be indicated and located underground.
 11. All structural components shall be governed from public view in accordance with the Mesquite Zoning Ordinance and Community Appearance Manual.

GENERAL	
Case Number:	SP02040155
Name of Project/Development:	Trinity Life Church New Building
Proposed Use/Type of Work/Proposed Purpose:	Proposed Use: Place of Worship/Multi-Purpose Center
Building Zoning Ordinance/PLD Light Commercial	
Proposed Zoning Ordinance/PLD Light Commercial	
Applicant/Under Account Number:	#30821004010000
County:	DALLAS COUNTY
OVERALL SITE (includes existing structures)	
Gross Site Area:	14,948 Acres
Site Footprint:	807.80'
Site Width:	167.80'
Site Depth:	1,395.79' max.
Impervious Surface Area:	118,597.62 sf
Permeous Surface Area:	531,532.26 sf
Accessory Use %:	2.23% (Existing Buildings)
Open Space Use %:	6.1% (12,202 Acres @ 1.6%)
Detention/Retention (ac & %):	0.22 Acres 1.4%
BUILDING	
Total Gross Intensity (FAR):	.04
Total Square Footage Commercial (SF):	23,330 SF
PROPERTY DEVELOPMENT REGULATIONS	
Maximum Building Coverage:	Proposed: 50%
Proposed:	3.69%
Minimum Lot Area:	Required: N/A
Proposed:	14,948 SF
Minimum Lot Width:	Required: N/A
Proposed:	807.80'
Minimum Lot Depth:	Required: N/A
Proposed:	167.80'
Setbacks:	Required:
Front Setback:	Proposed: 25'-0" (east property line)
Side Interior Setback:	Proposed: 302'-4" (east property line)
Side Exterior Setback:	Proposed: 25'-0" (west property line)
Site Interior Setback:	Proposed: 635'-8" (west property line)
Site Exterior Setback:	Proposed: 284'-10" (north property line)
Site Interior Setback:	Proposed: 52'-4" (south property line)
Site Exterior Setback:	Proposed: 116'-0" (south property line)
Max Structure Height:	Proposed: 75'
Proposed:	26'-4"
Max No. Stories/Floors:	Proposed: 1
Proposed:	N/A - max. height 75'
Proposed:	1
PARKING & ACCESS	
Parking Total Required:	CHURCH 302 SEATING @ 1.0 = 60
Parking Total Provided:	137
# Disabled Parking:	6
# Loading Spaces:	2
# Access Puffins:	2

<p>OWNER</p> <p>Trinity Life Church 1535 North Belt Line Road Mesquite, TX 75149 754-244-6666 trinitylifechurch@gmail.com</p> <p>CONSULTANT</p> <p>PLD ARCHITECTURE, L.L.C. 3020 WANDA WAY SUITE 200, FTS WORTH (817) 878-1018 info@pldarchitect.com</p>											
<p>THE SEAL APPEARING ON THIS DOCUMENT WAS PREPARED BY  ON 8/10/2024</p>											
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Description								
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<p>Project Name & Address:</p> <p>PROPOSED BUILDING FOR TRINITY LIFE CHURCH 1535 NORTH BELT LINE ROAD MESQUITE, TX 75149</p>											
<p>Sheet Title:</p> <p>ENLARGED SITE PLAN</p>											
<p>Date: AUGUST 10, 2020</p>											
<p>Scale: 1" = 30'</p>	<p>Sheet No.: C-3</p>										

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF MESQUITE, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."



Legal Description
 LOT 1, BLOCK A 12,948 Acres
 FIRST ASSEMBLY OF GOD No. 1
 INST. No. 201100120861
 O.P.R.D.C.T.



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: PL0720-0034
REQUEST FOR: Final Plat
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 24, 2020

GENERAL INFORMATION

Applicant: Barraza Consulting Group on behalf of DR Horton
Requested Action: Final Plat of Trailwind Phase 1(210 Residential Lots)
Location: Generally located between IH-20 and Heartland Parkway

SITE BACKGROUND

Size: 16.417 +/- acres
Zoning: Planned Development – Single Family Residential No. 3783
Future Land Use: Low Density Residential and Public/Semi-Public

Table with 2 columns: ZONING and LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding zoning codes and land use descriptions.

CASE SUMMARY

The applicant is seeking approval of the plat for the Trailwind Phase 1 Addition; a 41-acre proposed single-family development. As depicted on the plat, Trailwind Phase 1 will include a total of 210 single-family lots, and 12 open space lots to be maintained by a Homeowner's Association. The proposed lots meet the minimum requirements of the Planned Development Ordinance No. 4625 approved by City Council in 2018. Staff reviewed the plat and finds that it meets all applicable requirements.

CONCLUSIONS

ANALYSIS

Chapter 212 of Texas Local Government Code states that the Planning and Zoning Commission shall approve a plat when it satisfies all applicable regulations, which includes the Mesquite Zoning Ordinance and the Mesquite Subdivision Ordinance. The proposed Plat complies with the City's zoning and subdivision ordinances.

RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the Final Plat for Trailwind Phase 1.

ATTACHMENTS

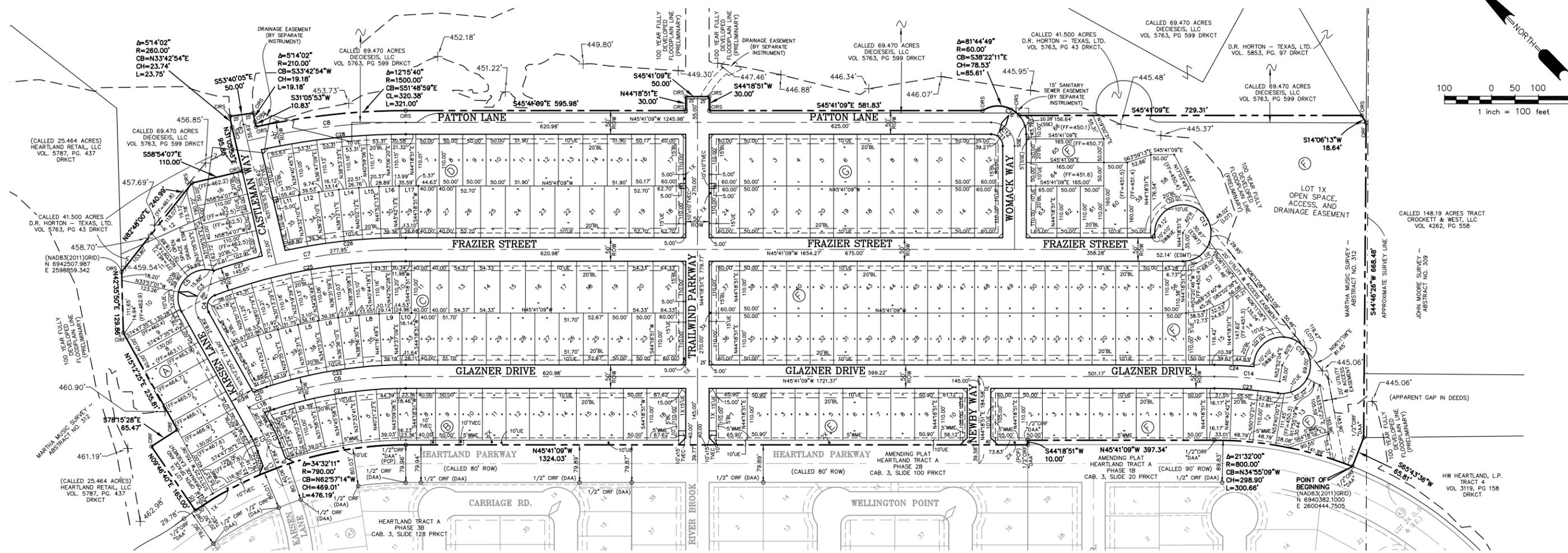
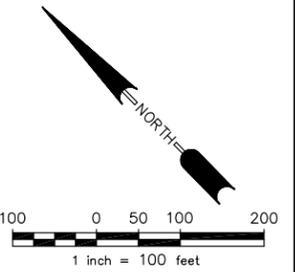
1. Aerial Map
2. Final Plat

Aerial Map



Trailwind Phase 1



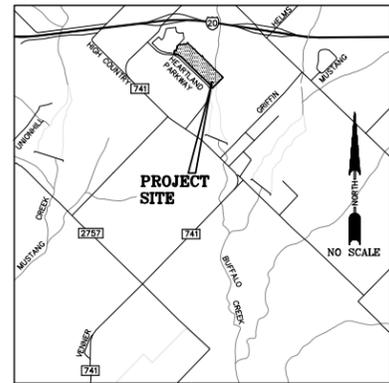


LINE TABLE

LINE	BEARING	LENGTH
L1	N23°54'52"E	87.89'
L2	S66°29'50"E	68.93'
L3	S61°34'58"E	43.67'
L4	S59°14'39"E	43.67'
L5	S56°54'19"E	43.67'
L6	S54°33'59"E	43.67'
L7	S52°13'40"E	43.67'
L8	S49°53'20"E	43.67'
L9	S47°33'01"E	43.67'
L10	S45°12'42"E	43.67'
L11	S42°52'22"E	43.67'
L12	S40°32'03"E	43.67'
L13	S38°11'44"E	43.67'
L14	S35°51'24"E	43.67'
L15	S33°31'05"E	43.67'
L16	S31°10'45"E	43.67'
L17	S28°50'26"E	43.67'
L18	S26°30'06"E	43.67'

CURVE TABLE

CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N19°33'39"E	37.96'	8°42'28"	250.00'	37.99'
C2	N69°13'00"W	48.59'	11°09'11"	250.00'	48.66'
C3	S64°41'23"W	76.02'	98°57'57"	50.00'	86.36'
C4	S64°41'23"W	38.01'	98°57'57"	25.00'	43.18'
C5	S82°33'30"W	110.76'	134°42'11"	60.00'	141.06'
C6	N54°39'47"W	291.79'	175°71'51"	935.00'	292.99'
C7	N55°45'24"W	421.42'	20°08'30"	1205.00'	423.60'
C8	N52°17'38"W	339.48'	131°2'58"	1475.00'	340.23'
C9	S33°42'54"W	21.46'	51°42'00"	235.00'	21.47'
C10	N00°41'09"W	35.36'	90°00'00"	25.00'	39.27'
C11	N00°41'09"W	70.71'	90°00'00"	50.00'	78.54'
C12	N05°28'58"W	77.46'	279°35'39"	60.00'	292.79'
C13	N41°24'33"W	139.45'	8°33'13"	935.00'	139.58'
C14	N02°11'41"E	76.05'	281°20'46"	60.00'	294.62'
C15	N38°22'11"W	78.53'	81°44'49"	60.00'	85.61'
C16	N19°33'39"E	41.75'	8°42'28"	275.00'	41.79'
C17	N19°33'39"E	34.16'	8°42'28"	225.00'	34.20'
C18	S66°29'50"E	21.25'	5°24'51"	225.00'	21.26'
C19	S66°52'12"E	30.99'	6°27'37"	275.00'	31.01'
C20	S54°39'47"E	283.99'	175°15'15"	910.00'	285.16'
C21	S54°39'47"E	299.60'	175°15'15"	960.00'	300.82'
C22	S41°24'33"E	135.73'	8°33'13"	910.00'	135.85'
C23	S43°09'57"E	84.42'	5°02'25"	960.00'	84.45'
C24	S55°45'24"E	412.68'	20°08'30"	1180.00'	414.81'
C25	S51°42'42"E	258.24'	17°03'06"	1230.00'	258.72'
C26	N62°34'51"W	107.91'	5°01'42"	1230.00'	107.94'
C27	S51°48'00"E	308.88'	12°13'42"	1450.00'	309.46'



LEGEND

SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "BCG 10194538" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "TRITTY VALLEY ELECTRIC COMPANY NON-EXCLUSIVE EASEMENT"
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
PCP	PRIMARY CONTROL POINT
P.O.B.	POINT OF BEGINNING
60'R	60-FOOT RADIUS
DRKCT	DEED RECORDS, TEXAS PLAT RECORDS, KAUFMAN COUNTY, TEXAS DESIGNATES SUBDIVISION BLOCK
PRKCT	PLAT RECORDS, TRINITY VALLEY ELECTRIC COMPANY NON-EXCLUSIVE EASEMENT
(A)	DENOTES STREET NAME CHANGE
VOL	VOLUME
PG	PAGE
INST. NO	INSTRUMENT NUMBER
WME	WALL/FENCE MAINTENANCE EASEMENT
(CM)	CONTROLLING MONUMENT
TVEC	TRINITY VALLEY ELECTRIC COMPANY NON-EXCLUSIVE EASEMENT
+	WATER SURFACE ELEVATION
100-YR	100-YR POST DEVELOPMENT PER REFERENCED FLOOD STUDY

NOTES:

LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS.

ALL UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 12, UNLESS OTHERWISE NOTED.

ALL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE CITY OF MESQUITE, TEXAS, UNLESS OTHERWISE NOTED.

SUBJECT TRACT IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS (SFHA)) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 4825C01550 EFFECTIVE DATE JULY 3, 2012.

THE 100 YEAR FULLY DEVELOPED FLOOD PLAIN LINE AND WATER SURFACE ELEVATIONS SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THE FLOOD STUDY OF UNNAMED TRIBUTARY TO BUFFALO CREEK (SOUTH), DATED JULY 31, 2019 PROVIDED BY DAVID F. BARKER P.E. 109703 FOR HYDROLOGIC ENGINEERING WITH AN HLE PROJECT NUMBER OF HLE016. ALL FLOOD STUDY INFORMATION SHOWN HEREON IS SOLELY BASED UPON THE FLOOD STUDY AND IS FOR REFERENCE PURPOSES ONLY, FURTHERMORE, THE FLOOD STUDY SUPERCEDES ANY FLOOD INFORMATION FOUND ON THE FACE OF THIS PLAT.

THE BEARINGS SHOWN AND REITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE No. 4202 - NAD83(2011). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999674745355.

SELLING A PORTION OF THIS PLAT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE CITY OF MESQUITE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

KAUFMAN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY CAUSED BY FLOODING OR FLOODING CONDITIONS.

ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "BCG 10194538" SET, UNLESS NOTED OTHERWISE.

TVEC AND UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF ALL FRANCHISE UTILITIES, AS SHOW PLOTTED HEREON. TVEC EASEMENTS MAY BE CROSSED BY ALL FRANCHISE UTILITIES.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
TRAILWIND PHASE 1

41.979 ACRES
12 NON-RESIDENTIAL LOTS
SITUATED IN THE
MARTHA MUSIC SURVEY - ABSTRACT NO. 312
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5
CITY OF MESQUITE
KAUFMAN COUNTY, TEXAS
CASE # PL0720-0034

BARRAZA
CONSULTING GROUP, LLC
2019-2020

801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
JASON LEWIS
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019007-01
DATE - July 2020

OWNERS: D.R. HORTON - TEXAS, LTD.
DIECESEIS, LLC
JASON LEWIS
4306 MILLER ROAD
ROWLETT, TEXAS 75088

DATE - July 2020

STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS D.R. Horton - Texas, LTD., and Diecieseis, LLC, are the owners of that certain tract of land situated in the MARTHA MUSIC SURVEY, ABSTRACT NUMBER 312, in Kaufman County, Texas, according to Special Warranty Deed to D.R. Horton - Texas, LTD. recorded in Volume 5763, Page 43, of the Deed Records of Kaufman County, Texas (DRKCT), and Special Warranty Deed to Diecieseis, LLC recorded in Volume 5763, Page 599, DRKCT, said tract of land being part of that certain called 146.733 acre tract of land described in deed to CADG Kaufman 146, LLC, recorded in Volume 4363, Page 38, DRKCT, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap marked "DAA" found at the southernmost corner of said CADG Kaufman 146, LLC tract, and being located on the northeasterly line of Lot 2X, Block 43, of Heartland Tract A, Phase 1B, an addition to Kaufman County, Texas according to the Amending Plat recorded in Cabinet 3, Slide 20, of the Plat Records of Kaufman County, Texas (PRKCT), said iron rod also being located at the beginning of a non-tangent curve to the left;

THENCE Northwestly with said northeasterly line of Lot 2X and with said curve to the left which has a central angle of 21°32'00", a radius of 800.00 feet, a chord which bears North 34°55'09" West, a chord distance of 298.90 feet, for an arc distance of 300.66 feet to the end of said curve, a 1/2 inch iron rod with cap marked "DAA" found for corner;

THENCE North 45°41'09" West, continuing with the northeasterly line of Lot 2X, a distance of 397.34 feet to a 1/2 inch iron rod with cap marked "DAA" found for corner at the northernmost corner of said Lot 2X, Block 43, also being the northernmost corner of said Heartland Tract A, Phase 1B;

THENCE South 44°18'51" West, with the northwest line of said Lot 2X, Block 43, a distance of 10.00 feet to a 1/2 inch iron rod with cap marked "DAA" found for corner at the easternmost corner of Heartland Tract A Phase 2B, an addition to Kaufman County, Texas, according to the Final Plat recorded in Cabinet 3, Slide 100, PRKCT, said iron rod also being located on the northeasterly right-of-way line of Heartland Parkway (called 80 foot right-of-way at this point), according to said Final Plat of Heartland Tract A Phase 2B;

THENCE North 45°41'09" West, with said northeasterly right-of-way line of Heartland Parkway, a distance of 1324.03 feet to a 1/2 inch iron rod with cap marked "DAA" found for corner at the beginning of a tangent curve to the left;

THENCE Northwestly, continuing with said northeasterly right-of-way line of Heartland Parkway, and with said curve having a central angle of 34°32'11", a radius of 790.00 feet, a chord which bears North 62°57'14" West, a chord distance of 469.01 feet, for an arc distance of 476.19 feet to the end of said curve, a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, from which a 1/2 inch iron rod with cap marked "DAA" found is located northwesterly along said curve at an arc distance of 29.78 feet;

THENCE leaving said northeasterly right-of-way line of Heartland Parkway, and with the easterly line of that certain tract of land described in deed to Heartland Retail, LLC, recorded in Volume 5787, Page 437, DRKCT, the following courses to 5/8 inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 09°46'40" East, a distance of 165.00 feet;

South 78°15'28" East, a distance of 65.47 feet;

North 15°12'36" East, a distance of 235.81 feet;

And North 42°35'50" East, a distance of 129.86 feet;

THENCE leaving said easterly line, and over and across said CADG Kaufman 146, LLC tract and said Diecieseis, LLC tract, the following courses to a 5/8-inch iron rods with cap marked "BCG 10194538" set for corner:

North 82°48'00" East, a distance of 240.99 feet;

South 58°54'07" East, a distance of 110.00 feet;

North 31°05'53" East, a distance of 95.88 feet, said iron rod being located at the beginning of a tangent curve to the right;

Northeasterly, with said curve which has a central angle of 5°14'02", a radius of 260.00 feet, a chord that bears North 33°42'54" East, a chord distance of 23.74 feet, and an arc length of 23.75 feet to the end of said curve;

South 53°40'05" East, a distance of 50.00 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Southwesterly, with said curve which has a central angle of 5°14'02", a radius of 210.00 feet, a chord that bears South 33°42'54" West, a chord distance of 19.18 feet, and an arc length of 19.18 feet to the end of said curve;

South 31°05'53" West, a distance of 10.83 feet, said iron rod located at the beginning of a non-tangent curve to the right;

Southeasterly, with said curve which has a central angle of 12°15'40", a radius of 1500.00 feet, a chord that bears South 51°48'59" East, a chord distance of 320.38 feet, and an arc length of 321.00 feet to the end of said curve;

South 45°41'09" East, a distance of 595.98 feet;

North 44°18'51" East, a distance of 30.00 feet;

South 45°41'09" East, a distance of 50.00 feet;

South 44°18'51" West, a distance of 30.00 feet;

South 45°41'09" East, a distance of 581.83 feet, said iron rod located at the beginning of a tangent curve to the right;

Southeasterly, with said curve which has a central angle of 81°44'49", a radius of 60.00 feet, a chord that bears South 38°22'11" East, a chord distance of 78.53 feet, and an arc length of 85.61 feet to the end of said curve;

And South 45°41'09" East, a distance of 729.31 feet, said iron rod being located on an easterly line of said Diecieseis, LLC tract;

THENCE South 14°06'13" West, with said easterly line of the Diecieseis, LLC tract, a distance of 18.64 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found for corner at the southerly corner of said Diecieseis, LLC tract;

THENCE South 44°46'26" West, with a southeasterly line of said CADG Kaufman 146, LLC tract, a distance of 688.48 feet to a 1/2 inch iron rod with cap marked "DAA" found for corner;

THENCE South 65°43'36" West, with a southeasterly line of said CADG Kaufman 146, LLC tract, a distance of 65.81 feet to the POINT OF BEGINNING of herein described tract, containing a calculated area of 41.979 acres of land.

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. Horton - Texas, LTD., and Diecieseis, LLC do hereby adopt this plat designating the herein described property as Trailwind Phase 1, an addition to the City of Mesquite, Kaufman County Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all platting ordinances, rules, and regulations of the City of Mesquite, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

D.R. HORTON - TEXAS, LTD.

DIECIESEIS, LLC

BY:

DAVID BOOTH
LAND ACQUISITION DEVELOPMENT MANAGER

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared DAVID BOOTH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __ day of _____, 2020.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Kaufman County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the __ day of _____, 2020.

*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols, RPLS No. 5184
Registered Professional Land Surveyor

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Jimmie D. Nichols, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __ day of _____, 2020.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CITY OF MESQUITE
MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements shown on this plat as follows: The Owner agrees to maintain in good structural condition and repair all drainage pipes, including reinforced concrete pipe (RCP) and other drainage piping material. The Owner agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5%, pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage pipe defects within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite. The Owner agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structures, including but not limited to grate inlets, curb inlets, catch basins, Yinlets, and headwalls. The Owner agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage inlet or outlet structural defects and remove obstructions within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite. The Owner agrees to maintain and repair concrete channel lining, pilot channels, rock rip-rap, gabions or any other channel lining material and to repair any defects in the channel lining material including undermining, excessive cracking and settlement, structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. Rock rip-rap washed downstream will be replaced as needed to maintain the rock layer thickness as designed. The Owner agrees to repair any defects in the channel lining within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite.

The Owner agrees to maintain and repair channels, ditches and detention or retention ponds and to repair erosion in same by backfilling the eroded area and re-establishing protective vegetation or by armoring the eroded area with gabions, rock rip-rap, concrete or other material approved by the City Engineer. The Owner agrees to repair any eroded areas in the channels, ditches and detention or retention ponds within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite. Channels, ditches and detention or retention ponds will be inspected monthly by the Owner to determine vegetation removal maintenance. Removal of willows, cottonwoods or other "woody" vegetation from channels, ditches, detention ponds and retention ponds shall be done at least once a year. Ditches, earthen channels and detention or retention ponds shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

Channels, ditches, detention or retention ponds, inlet and outlet structures and drainage piping will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds not to exceed 18-inches before removal is required. Trash or debris shall not be allowed to accumulate and shall be removed within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite.

The Owner or a representative agent agrees to inspect all drainage facilities every 90 days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 days. A copy of the inspection report will be forwarded to Engineering Division within 10 days of the inspection.

Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection. All references in this maintenance agreement to repairs to be made "within 30 days" shall mean that the Owner shall commence repairs within 30 days after recognition of the problem via inspection by the Owner, and/or the City of Mesquite. The Owner shall diligently work to complete such repairs.

CITY OF MESQUITE
To the County Clerk of Kaufman County:
"This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mesquite, Texas."
Under ordinance adopted by the City of Mesquite on September 3, 1973, the approval of this plat by the City of Mesquite is automatically terminated after the ____ day of _____, 20____, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.
By _____ Commission Officer
Attest _____ Secretary

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
TRAILWIND PHASE 1

41.979 ACRES
210 RESIDENTIAL LOTS
12 NON-RESIDENTIAL LOTS
SITUATED IN THE
MARTHA MUSIC SURVEY - ABSTRACT NO. 312
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5
CITY OF MESQUITE
KAUFMAN COUNTY, TEXAS
CASE # PL0720-0034



801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019007-01
DATE - August 2020

OWNERS: D.R. HORTON - TEXAS, LTD.
DIECIESEIS, LLC
CONTACT: JASON LEWIS
4306 MILLER ROAD
ROWLETT, TEXAS 75088

OWNER: (214) 607-4244

SURVEYOR OF RECORD: JIMMIE D. NICHOLS, RPLS 5184

S:\2019\2019007-00 Trailwind\SURVEY\06-PLATTING\03-FINAL_PLAT\1700801_FP.dwg Aug 12, 2020 - 2:12pm Sheet Scale N/A



T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

MEMORANDUM

TO: Planning and Zoning Commission
FROM: John Chapman, Planner
SUBJECT: Zoning Case #Z0720-0143 (1200 Pioneer Road; CUP for Carwash)
DATE: August 27, 2020

Staff and the applicants are requesting that this item be postponed to the September 14, 2020, Planning and Zoning Commission meeting to allow additional time to finalize the proposed Conditional Use Permit for the proposed carwash with a modification to the residential buffer requirement. Please contact me if you have any questions.

JC



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0820-0144
REQUEST FOR: Zoning Change
CASE MANAGER: John Chapman, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 24, 2020
 City Council: Monday, September 21, 2020

GENERAL INFORMATION

Applicant: UTR Homes, LLC – Rosalinda Gusman
Requested Action: Zoning Change from PD-GR – Planned Development-General Retail to R-1 Single Family Residential
Location: 1836 Wilkinson Road

SITE BACKGROUND

Platting: Nile Valley Plantations, Lot 9
Size: 5 acres
Zoning: PD-GR – Planned Development-General Retail
Future Land Use: Estate Residential
Zoning History: 1959 – Annexed and zoned R – Residential
 1964 – Zoned Ordinance update changed the zoning from R to R-1
 2017 – Zoning Change from R-1 to Planned Development-General Retail

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	GR - General Retail & R-1 Single Family Residential	Vacant/Undeveloped
SOUTH:	R-1, Single Family Residential	Vacant/Undeveloped
EAST:	R-1, Single Family Residential	Single Family Residence
WEST:	R-1, Single Family Residential	Single Family Residence

CASE SUMMARY

The applicant is requesting a zoning change from PD-GR – Planned Development-General Retail to R-1 Single Family Residential for constructing a new residence.

In 2017, City Council approved a zoning change for a proposed development of a Lidl grocery store on two tracts of land (440 E. Cartwright Rd. and 1836 Wilkinson Rd.) totaling 11.5 acres located at the southeast corner of Wilkinson Road and E. Cartwright Road. Unfortunately, Lidl had since abandoned its planned stores in Texas, including for the subject property.

Prior to the approved zoning change in 2017, the two tracts, including the subject property, were zoned R-1 Single Family Residential. The proposed rezoning is to rezone the southern tract (1836 Wilkinson Rd.) in the PD back to R-1 zoning. The applicant proposes to demolish the existing residence and construct a new home to the standards of the R-1 zoning district.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Estates Residential. The Estate Residential land use designation represents detached single family homes on large lots. Homes are generally farther apart than homes in a traditional residential subdivision and may not have a traditional neighborhood pattern. The recommended density range for this land use is 1 to 3 units per acre and supports schools and parks.

Several strategies of the Estates Residential land use designation include incorporating natural landscaping or rural character. Estate residential should be buffered and/or protected from major roadways, but accessible to the major roadway network and commercial establishments. Estate residential should also be buffered from major commercial areas by low or medium density residential subdivisions.

STAFF COMMENTS:

The proposed zoning change conforms to the *Mesquite Comprehensive Plan* and would not require a Comprehensive Plan amendment.

MESQUITE ZONING ORDINANCE

SECTION 2-302 LOT, SETBACK, HEIGHT, AND UNIT SIZE REQUIREMENTS

Permitted Residential Uses Development Standards	R-1
Front Yard Setback	30 Feet
Interior Side Yard Setback	5 Feet
Rear Yard Setback	25 Feet
Maximum Height (Whichever is less)	35 Feet or 2.5 Stories
Minimum Living Area	2,000 Square Feet

STAFF COMMENTS:

Future development on the subject property must meet the requirements in this section unless provided otherwise within the *Mesquite Zoning Ordinance*. Due to recent changes in Texas laws, future construction is not required to meet any masonry requirements.

CONCLUSIONS

ANALYSIS

The proposed zoning change meets the *Mesquite Comprehensive Plan* and future development will comply with all applicable City codes and regulations.

RECOMMENDATIONS

Staff recommends approval of the Zoning Change from PD-GR – Planned Development-General Retail to R-1 Single Family Residential.

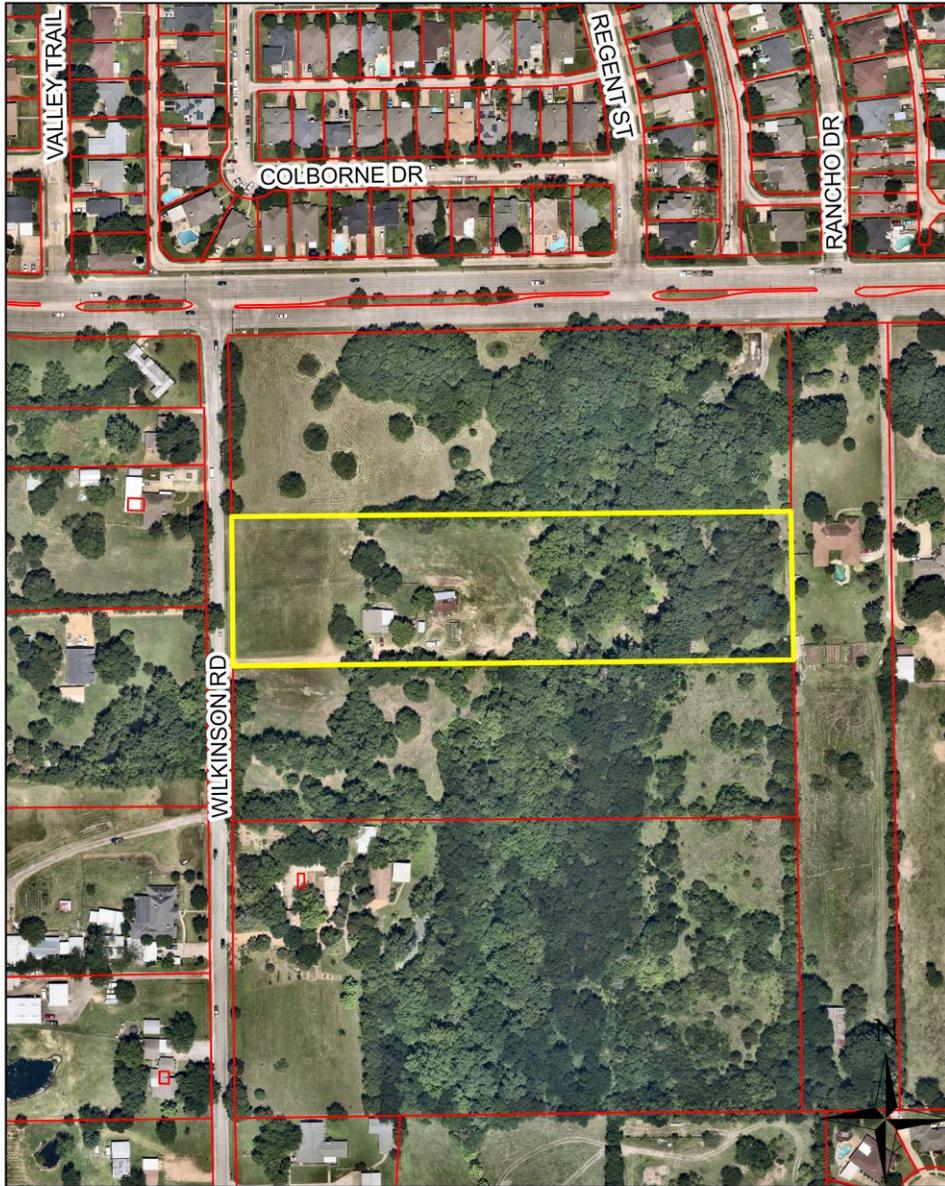
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received no returned notice.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Returned Notices

Aerial Map

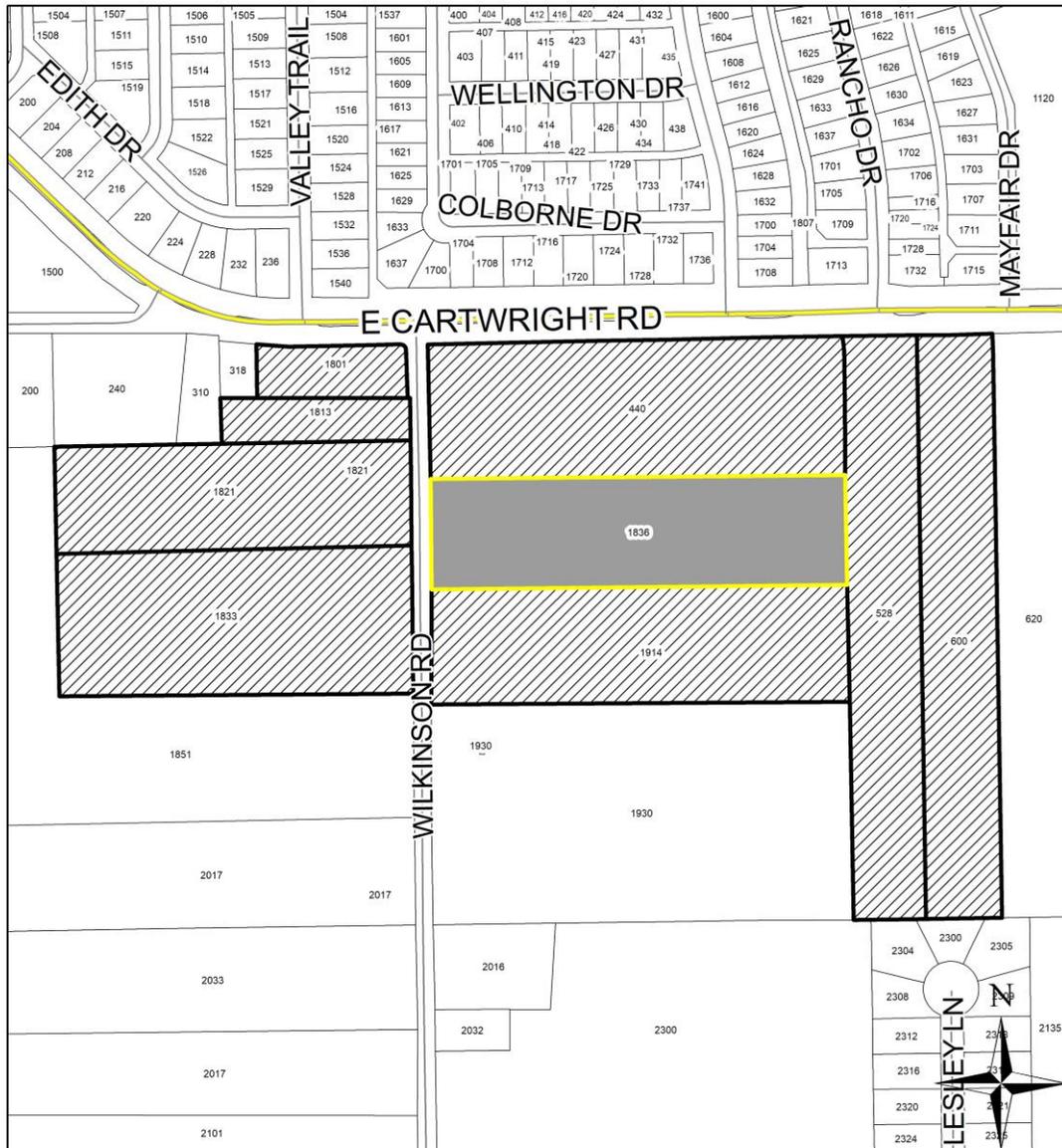


Legend

-  Subject Property
-  Parcels

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

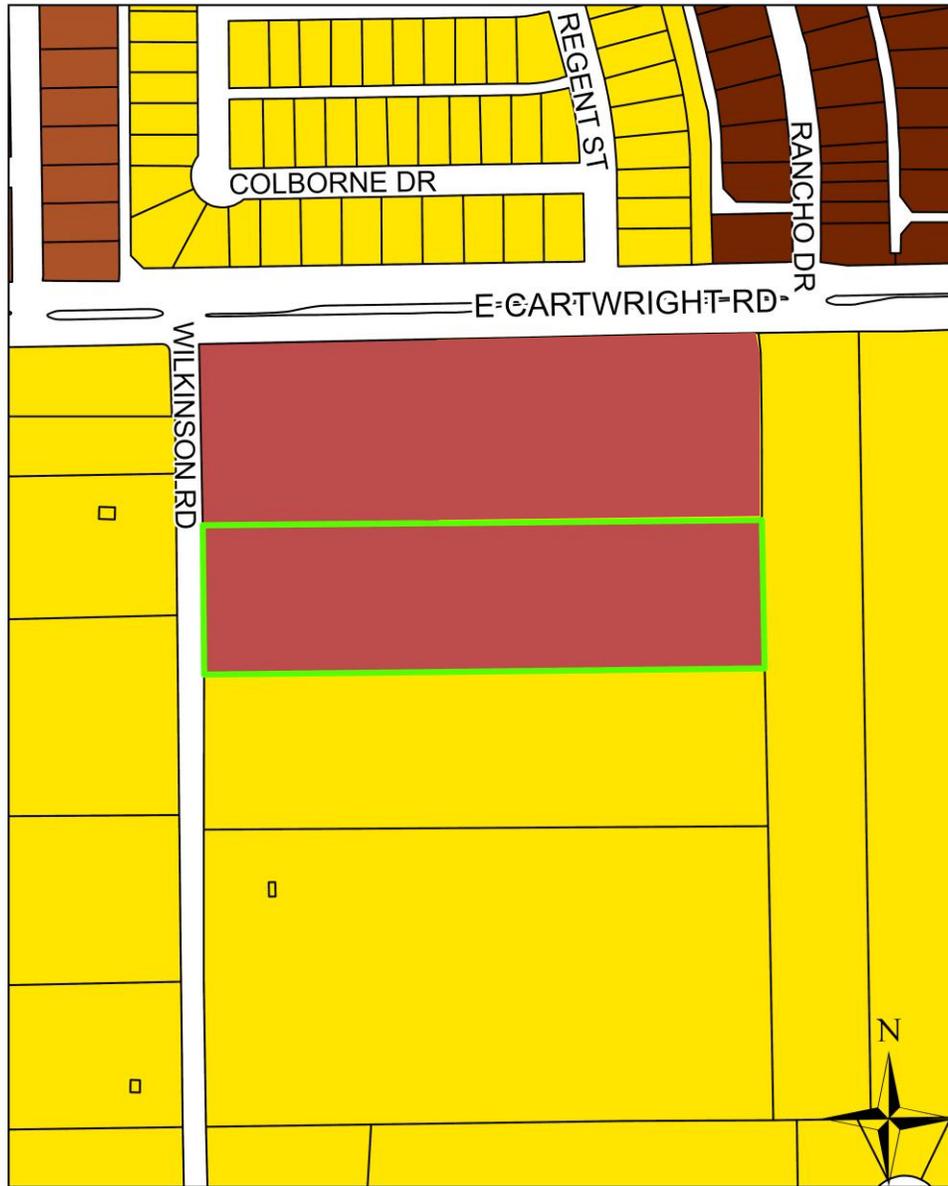
Notification Map



Request: Zoning Change from GR - General Retail to R-1 Single Family Residential
Applicant: UTR Homes, LLC
Location: 1836 Wilkinson Road

Legend
■ Subject Property
▨ Noticed Properties

Zoning Map



Legend

- | | |
|--|---|
|  Subject Property |  GENERAL RETAIL |
|  DUPLEX RESIDENTIAL |  MULTIFAMILY RESIDENTIAL |
| |  SINGLE FAMILY RESIDENTIAL |

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



- Subject Property
- Estate Residential
- Low Density Residential
- Parcels
- Parks, Open Space, Drainage

ATTACHMENT 5 – SITE PICTURES



View of subject property from Wilkinson Road



View looking north along Wilkinson Road

ATTACHMENT 6 – APPLICATION MATERIALS

Letter of Intent

August 5, 2020

To Whom It May Concern:

This letter is to explain the purpose of this zoning change request from PD zoning to R2 Residential Re-Zoning.

Thank you,

Rosalinda Guzman

Letter of Intent

Rosalinda Guzman
August, 05 2020

X *Rosalinda Guzman*

EnerGov Application Signature

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

REQUESTED ACTION:

Change District Classification to: <u>R-1</u>	Conditional Use Permit for: _____	Amend Special Conditions of Ordinance # _____ <small>(Explain Below)</small>
--	--------------------------------------	---

Additional explanation of requested action:

SITE INFORMATION/GENERAL LOCATION: **LOCATION/LEGAL DESCRIPTION:**

Current Zoning Classification: <u>PD</u> Site Size: <u>5</u> (Acres or Square Feet) Address (if available): <u>1836 Wilkinson</u> General Location Description: _____ _____	Complete one of the following: 1. Platted Property Addition: <u>NILE VALLEY PLANTATIONS</u> Block: _____ Lot: <u>9</u> 2. Unplatted Property: Abstract: _____ Tract: _____
---	---

APPLICANT INFORMATION:

Contact: <u>Rosalinda Guzman</u>	Phone: <u>(214) 205-6932</u>
Company: _____	Fax: () _____
Address: <u>712 Elm Falls Pl.</u> <u>Mesquite, TX 75181</u>	E-mail: _____ <small>(Required)</small>
Signature: <u>Rosalinda Guzman</u>	Owner <input type="checkbox"/> Representative <input type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input type="checkbox"/>

OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:

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.

Owner: <u>GARY WOOD + PATRICIA WOOD</u>	Phone: <u>(214) 676-6350</u>
Address: <u>1836 Wilkinson Rd</u> <u>MESQUITE, TX 75181</u>	Fax: () _____
Signature: <u>Patricia Wood Gary Wood</u>	E-mail: _____