

MESQUITE

T E X A S

Real. Texas. Service.

Planning and Zoning Commission Meeting

September 14, 2020

**Please be seated, the regular meeting will begin
no earlier than 7:00 pm.**

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.

1. Minutes - Discuss and consider approval of the minutes for August 24, 2020, Planning and Zoning Commission.
2. PD SITE PLAN APPLICATION NO. SP0120-0140 – Consider a PD Site Plan submitted by Pat Atkins, Tack Team Investments, LLC, for Caldwell Farms, a single family subdivision with 28 lots located at 6401 Shannon Rd.

PUBLIC HEARINGS

1. ZONING APPLICATION NO. Z0720-0143

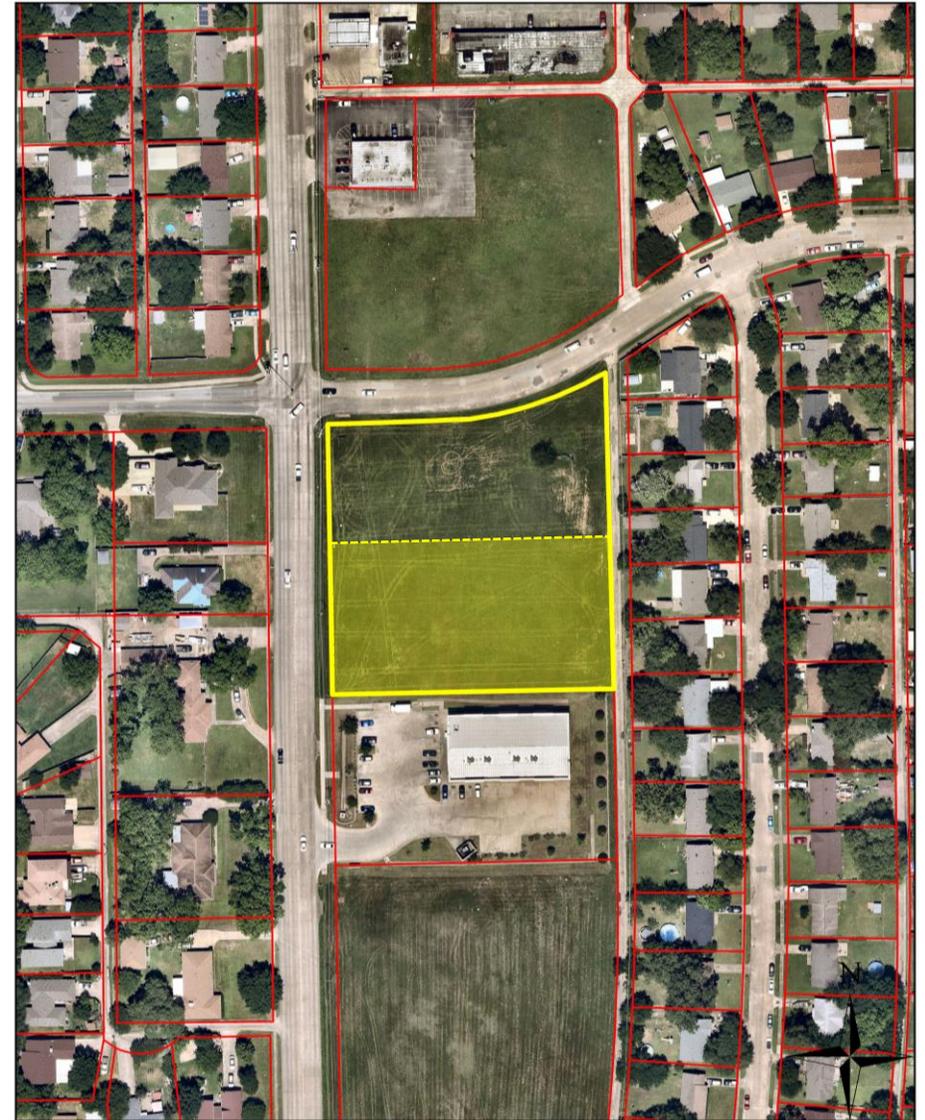
Conduct a public hearing and consider Zoning Application No. Z0720-0143 submitted by Masterplan on behalf of Infinity 2020 Partners, LLC., for a Zoning Change from General Retail to General Retail with a Conditional Use Permit to allow a car wash with a modification to allow a car wash within 100 feet of a residential district, located at 1200 Pioneer Road.

Postpone from the August 24, 2020, Planning and Zoning Commission meeting.

AERIAL MAP

- 1200 Pioneer Road
- Property will require platting
- Approximately 1.017 acres

Aerial Map



Legend

-  Subject Property
-  Parcels

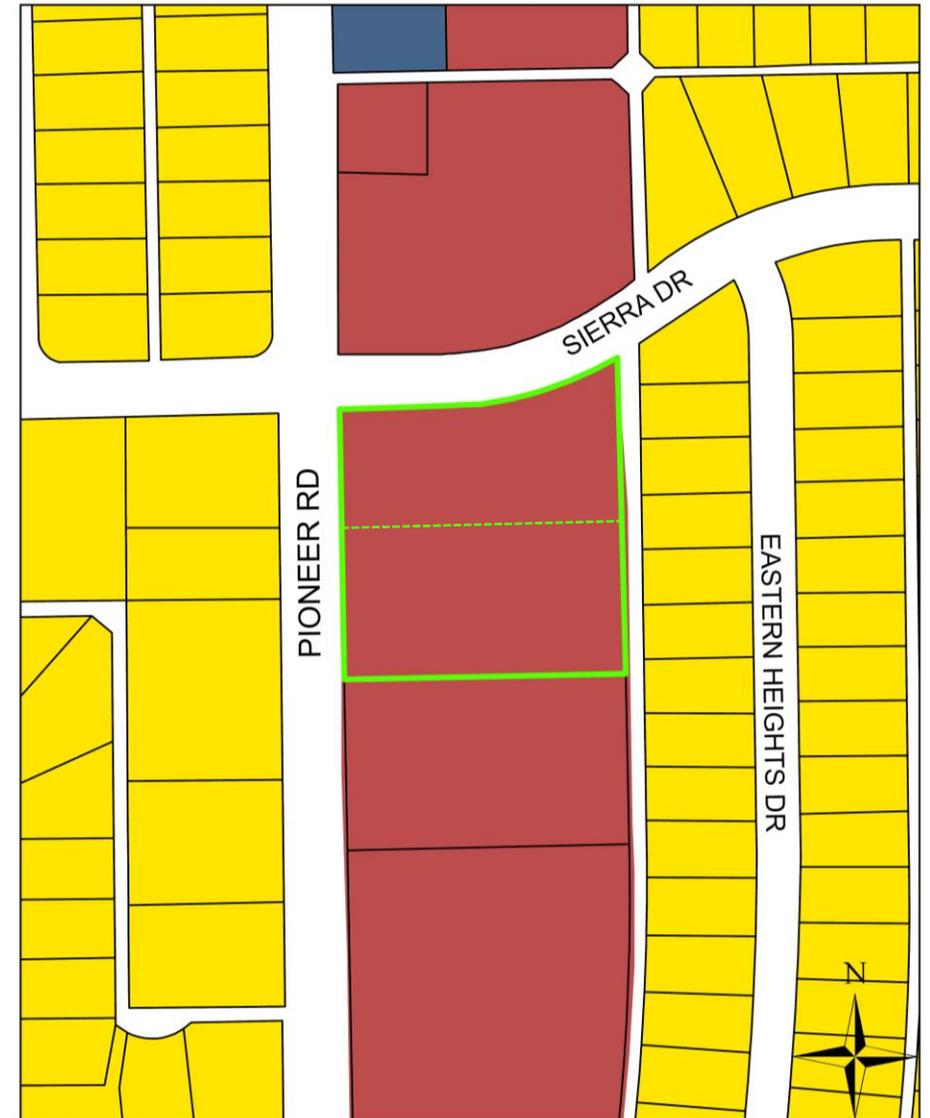
ZONING MAP

	ZONING	EXISTING LAND USE
NORTH:	GR - General Retail	Vacant, Undeveloped
SOUTH:	GR - General Retail	Dollar General
EAST:	R-3, Single Family Residential	Single Family Residences
WEST:	R-3, Single Family Residential	Single Family Residences

- 1960 – Denied special permit for a zoning change to Local Retail
- 1961 – Denied special permit for a zoning change to Local Retail
- 1971 – Approved zoning change from R-3 Single Family Residential to GR – General Retail (FKA Local Retail)

Z0720-0143

Zoning Map



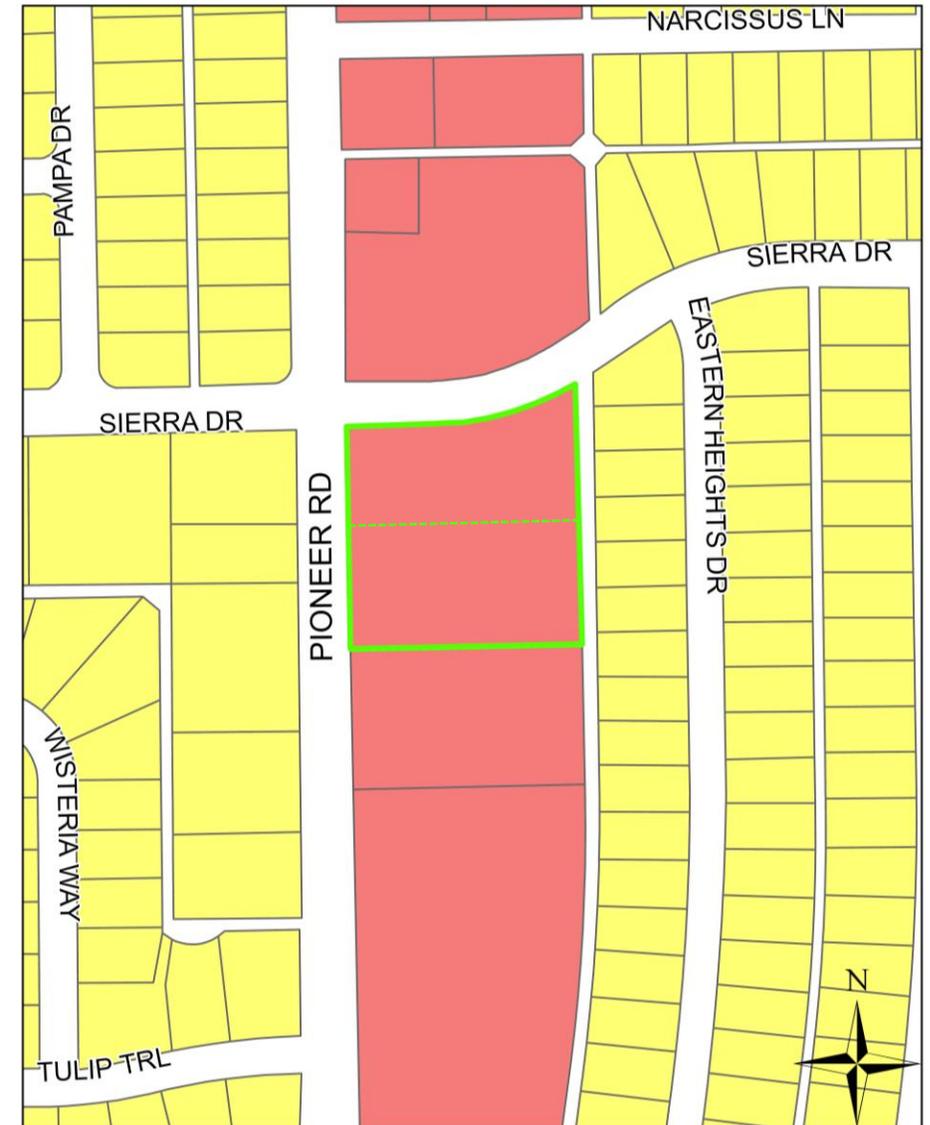
Legend

- Parcels
- Subject Property
- GENERAL RETAIL
- SERVICE STATION
- SINGLE FAMILY RESIDENTIAL

COMPREHENSIVE PLAN

- Designated Neighborhood Retail
- Provides for a variety of retail and personal service businesses that meet the daily needs of the residents
- This development type generally includes small or medium scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height
- A combination of screening, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas
- The proposed zoning change conforms to the *Mesquite Comprehensive Plan* and would not require a Comprehensive Plan amendment

Future Land Use Map



- Subject Property
- Parcels
- Low Density Residential
- Neighborhood Retail

AERIAL VIEW



Aerial view of surrounding area

SITE PHOTOS



Photo of subject property from Pioneer Road

SITE PHOTOS

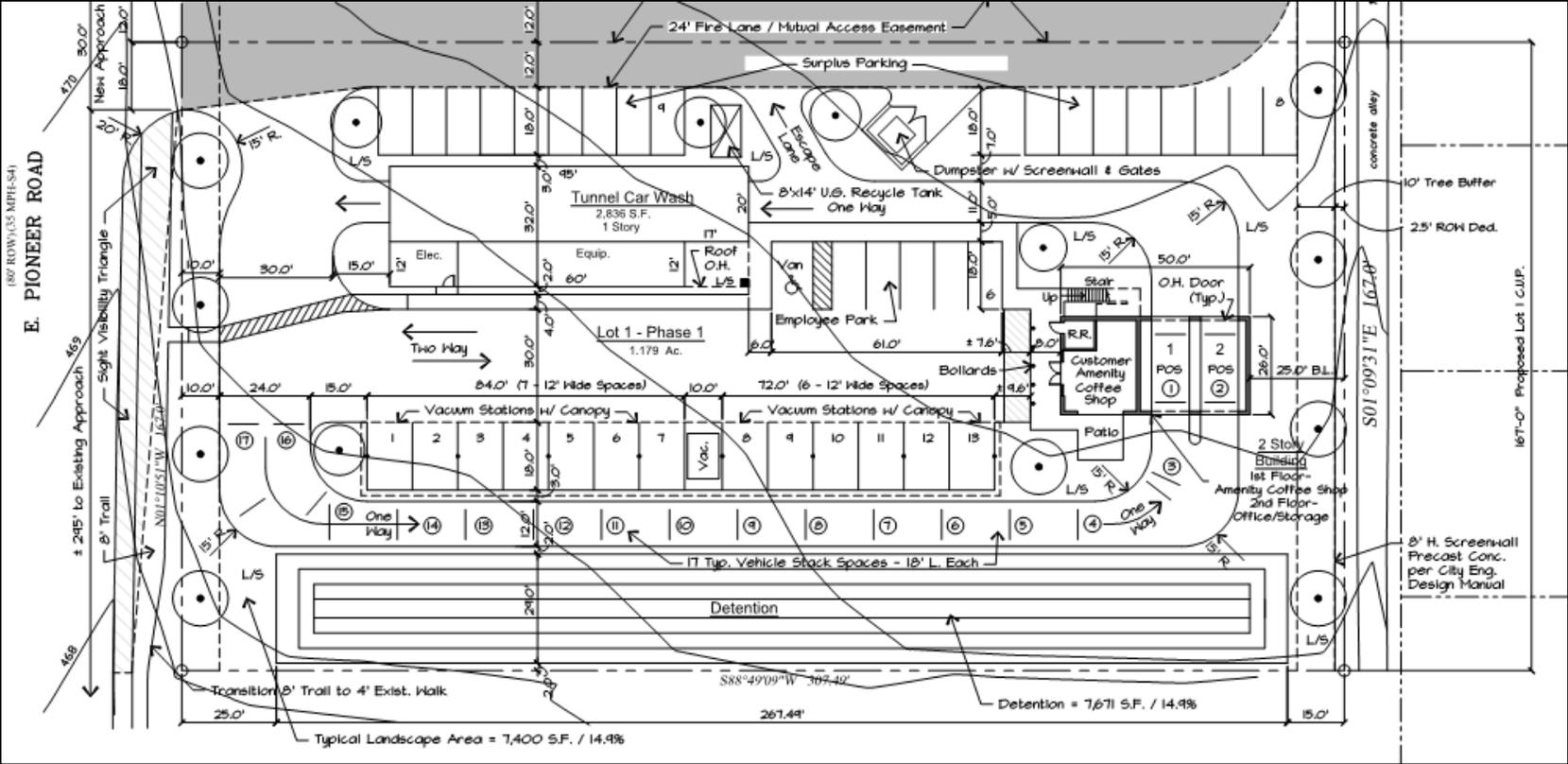


View from corner of Sierra Drive and Pioneer Road



View of subject property from Pioneer Road

CONCEPT PLAN – site layout



Enlarged Concept Plan

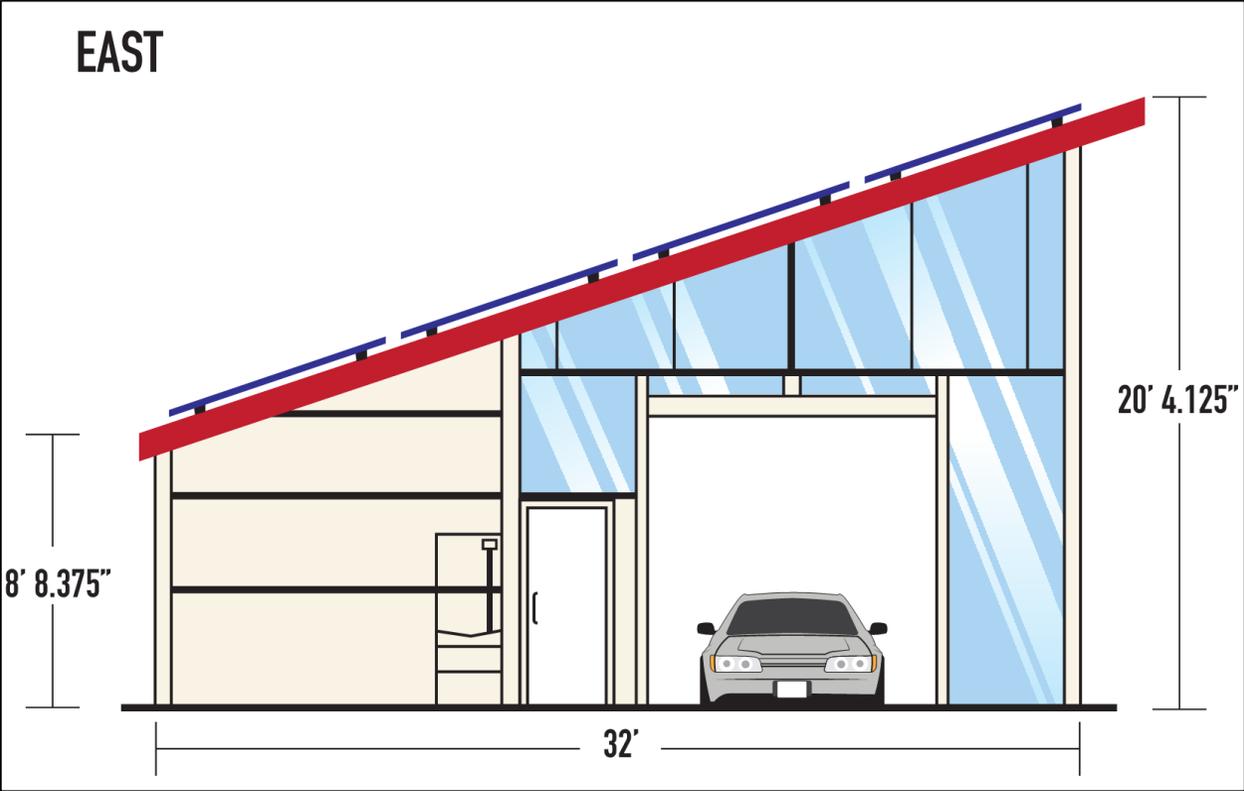
- 8-foot masonry screening wall
- 10-foot tree buffer with 4 large shade trees
- Car wash and vacuums are 170 feet from residential property lines
- Vacuum system will be enclosed by a screening wall and use noise reduction technology
- Customer amenity building, office, and point-of-sale

CONCEPT PLAN – façade plans

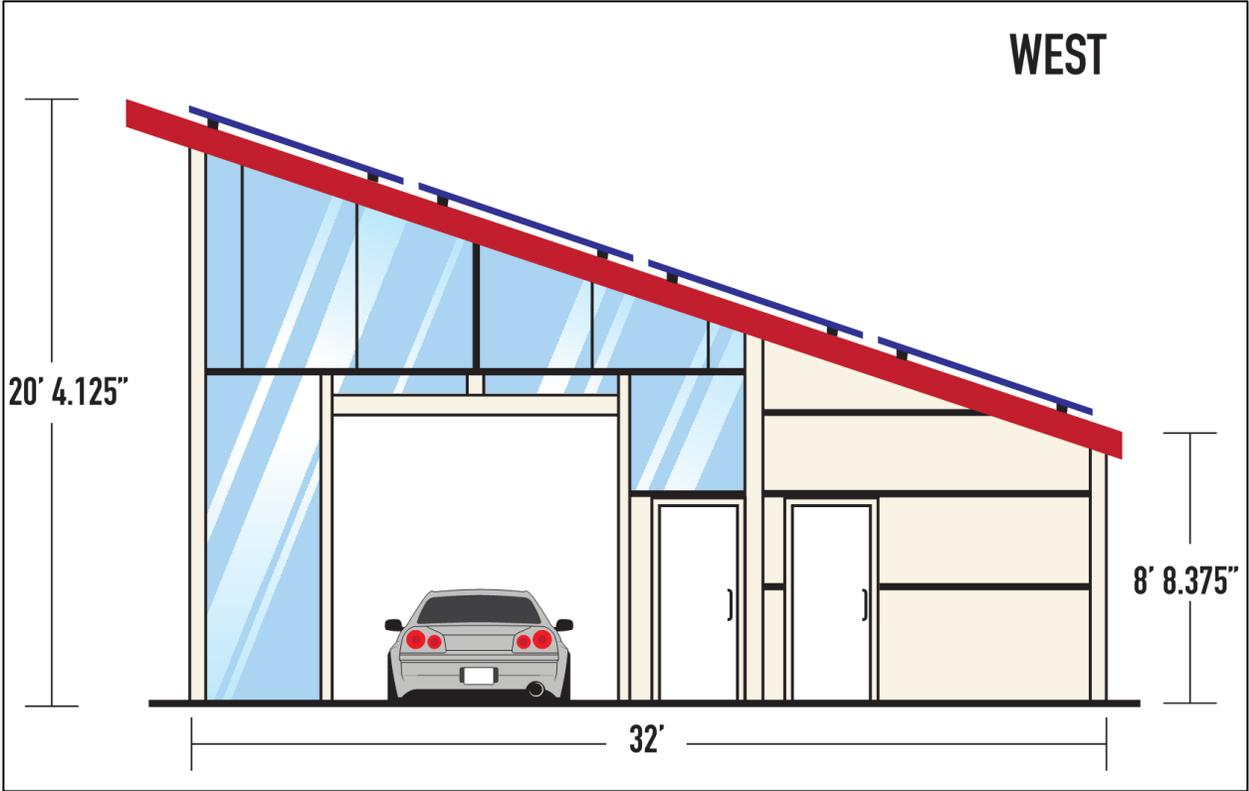


Amenity Building: Customer Coffee Shop/Point of Sale Pull-Through

CONCEPT PLAN – façade plans

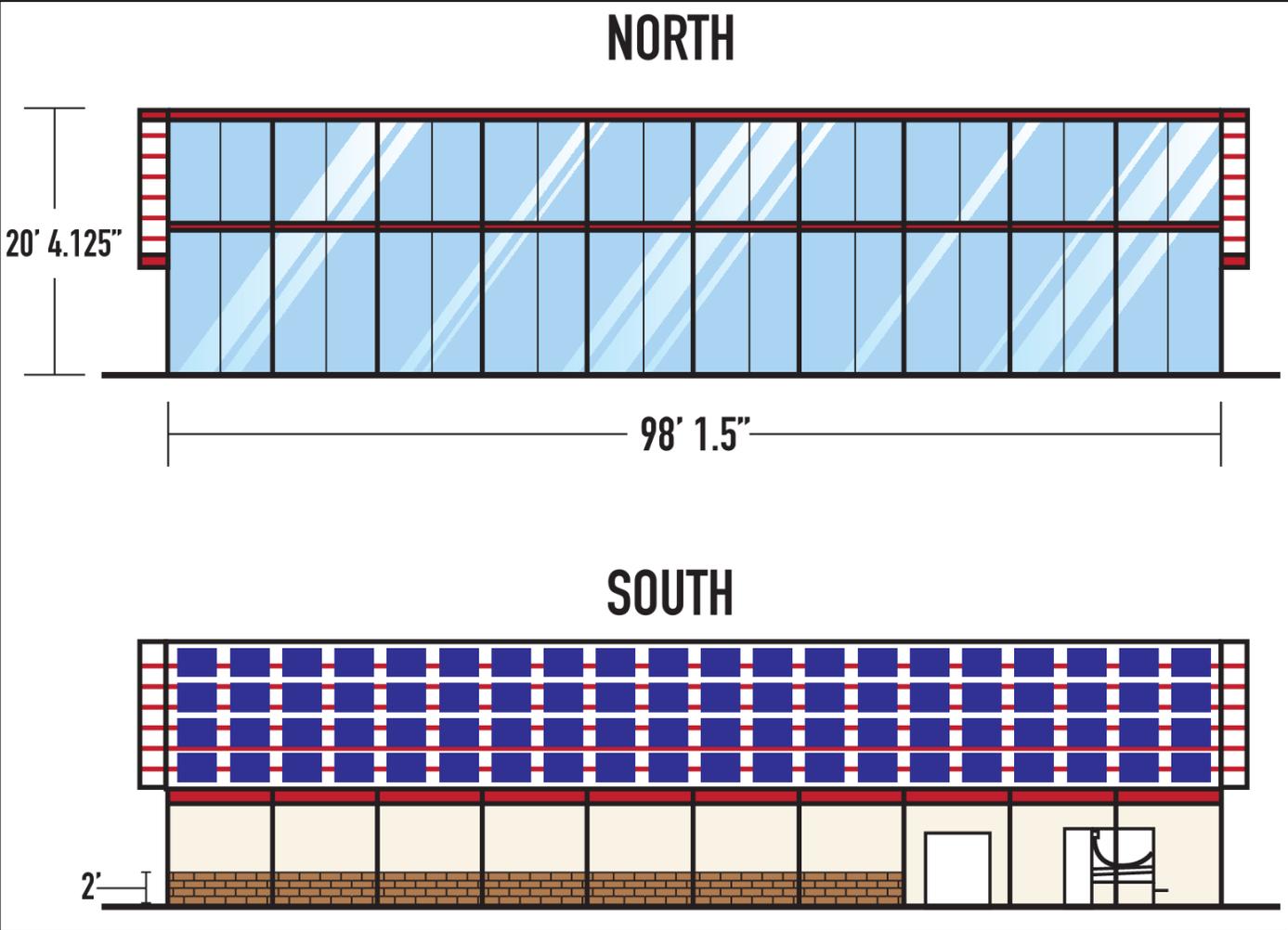


East Façade Concept Rendering



West Façade Concept Rendering

CONCEPT PLAN – façade plans



North and South Façade Concept Rendering

REVIEW CRITERIA FOR CONDITIONAL USE PERMIT

Existing Uses 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.

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.

Services Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Parking Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

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 disturbance to neighboring properties will result.



Masterplan

Texas Land Use Consultants

Car Wash & Coffee Shop Infinity 2020 Partners, LLC Mesquite, TX

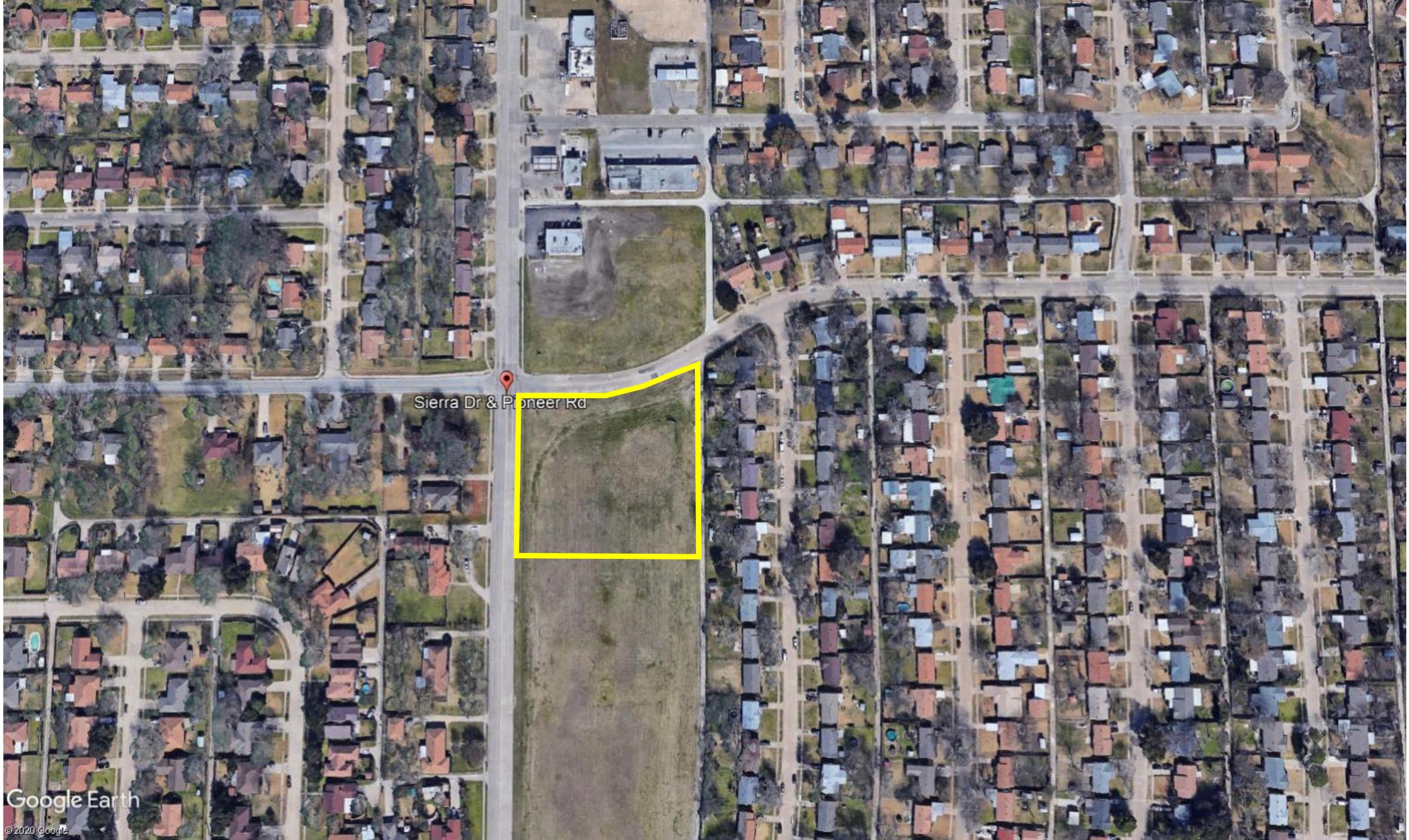
Planning & Zoning– File Z0720-0143

September 14, 2020

Karl Crawley/Maxwell Fisher, AICP

Car Wash Sub-Market





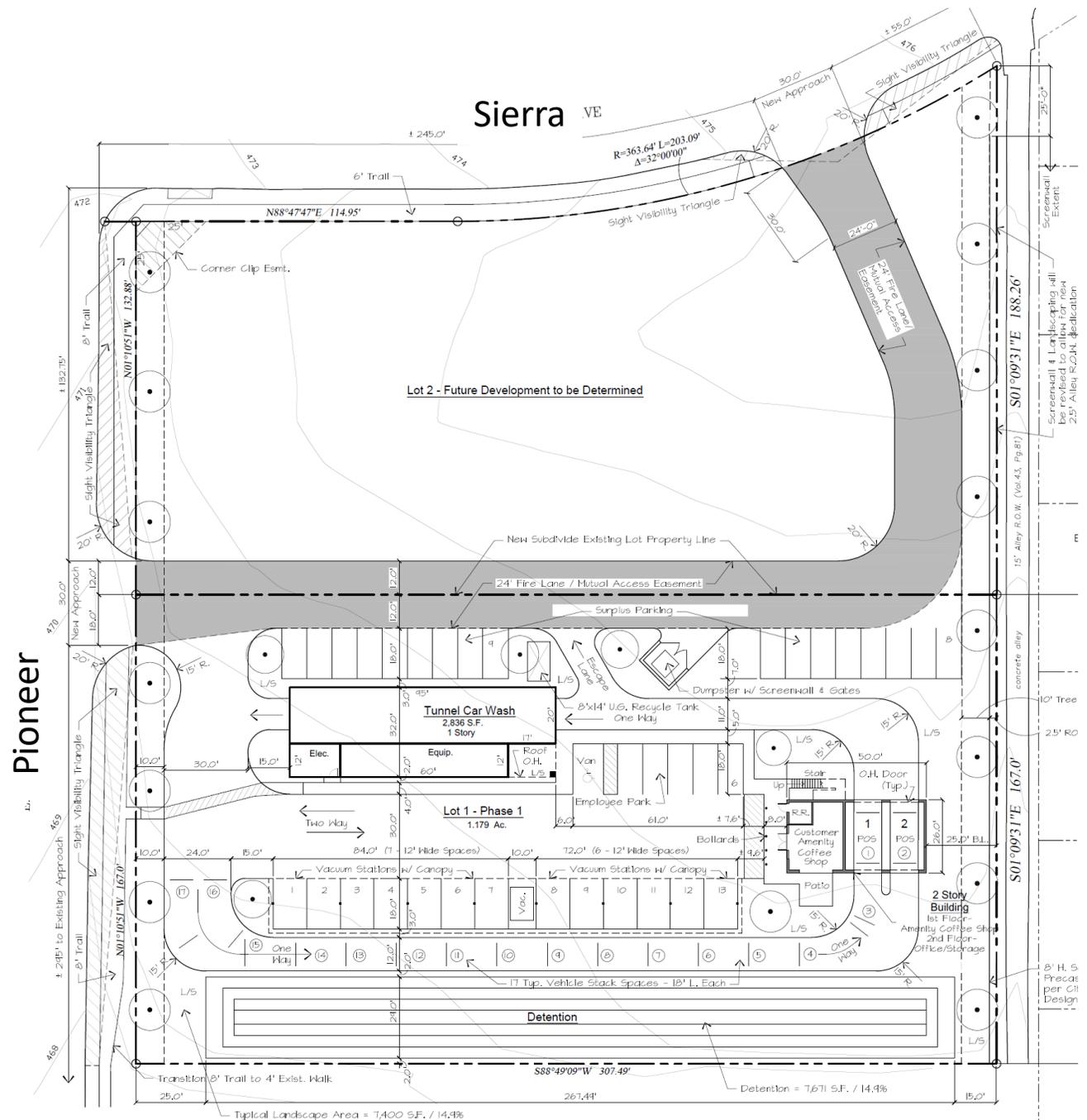
Sierra Dr & Pioneer Rd

Infinity 2020 Partners

- Locally owned and operated – not a merchant builder
- Woman owned business and US Army Reserve Veteran
- Plan for community partnership:
 - School fundraisers, Mesquite ISD
 - Keep Mesquite Beautiful
 - Focus on hiring six full/part-time Mesquite area employees

PHASED DEVELOPMENT

- Develops more challenging mid-block parcel
- Prime corner for restaurant or other neighborhood service use
- Perimeter landscaping and screening wall constructed with phase one car wash/coffee shop
- Programmed surplus parking for mutual use



(80' ROW)(35 MPH-S4)

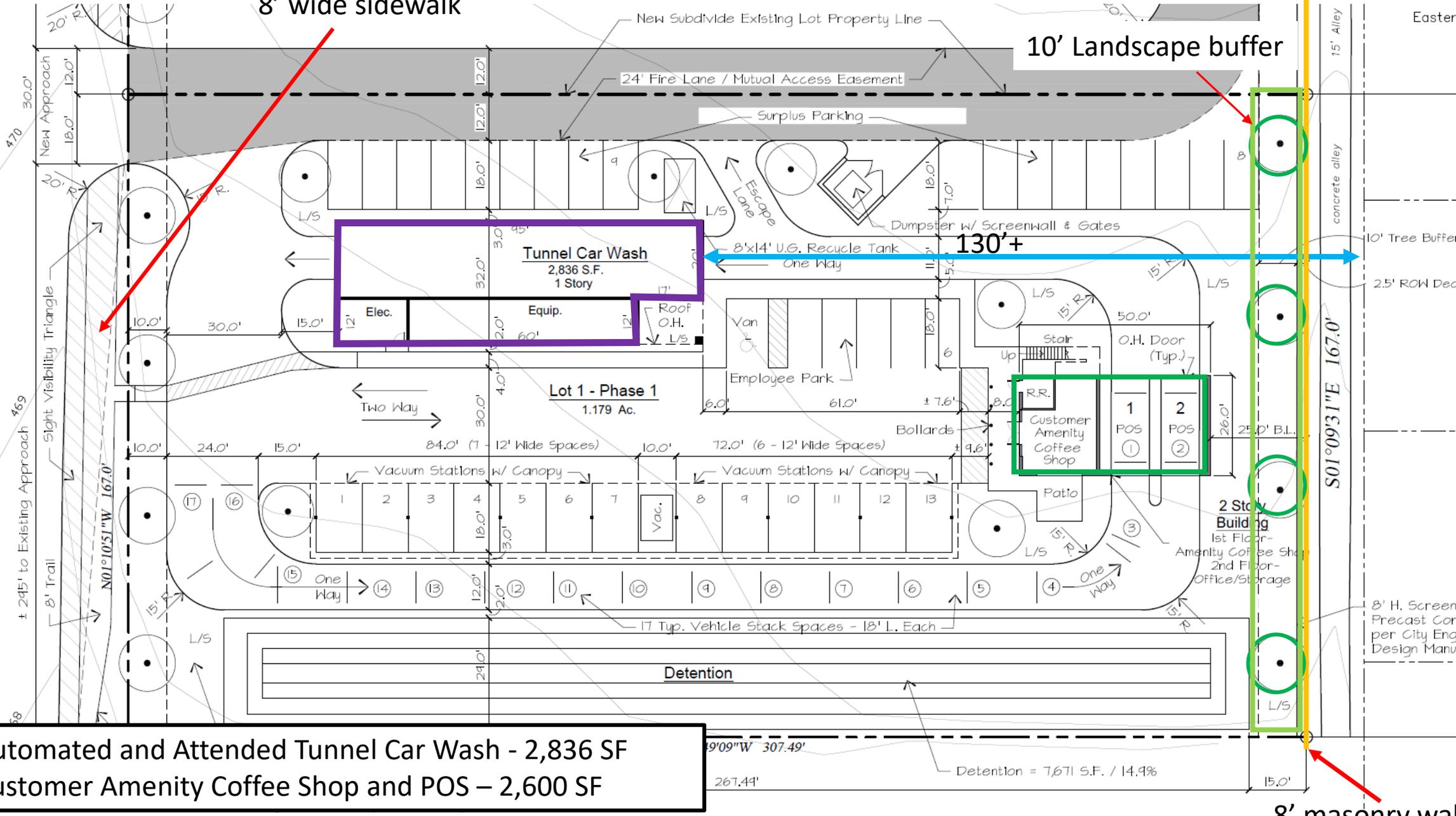
E. PIONEER ROAD

8' wide sidewalk

10' Landscape buffer

Eastern High
Vol. 4.

Automated and Attended Tunnel Car Wash - 2,836 SF
Customer Amenity Coffee Shop and POS – 2,600 SF



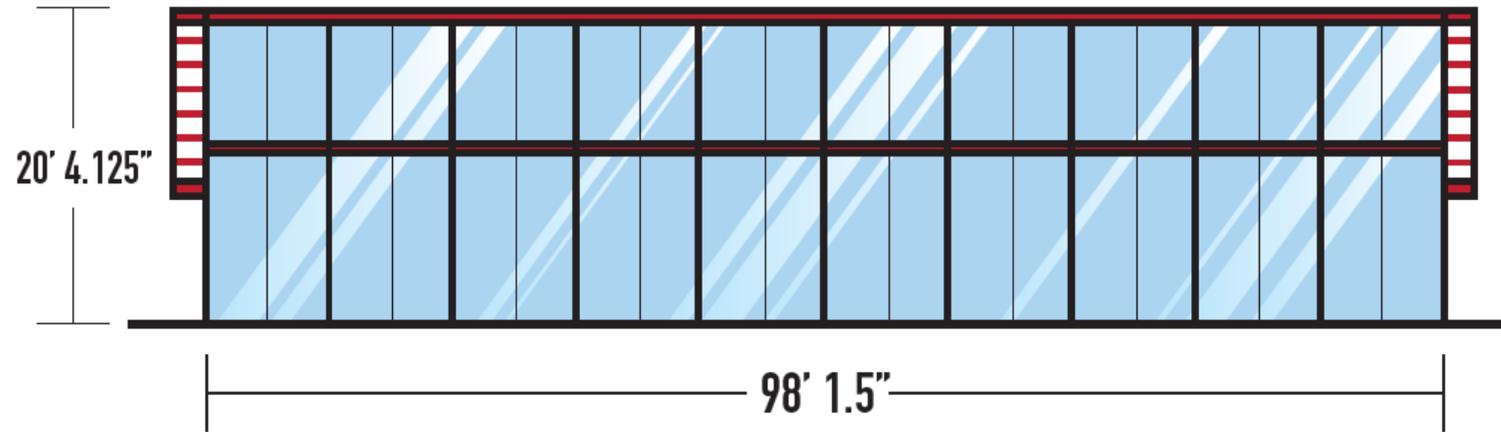
8' masonry wall

CUP Conditions - Operational Controls

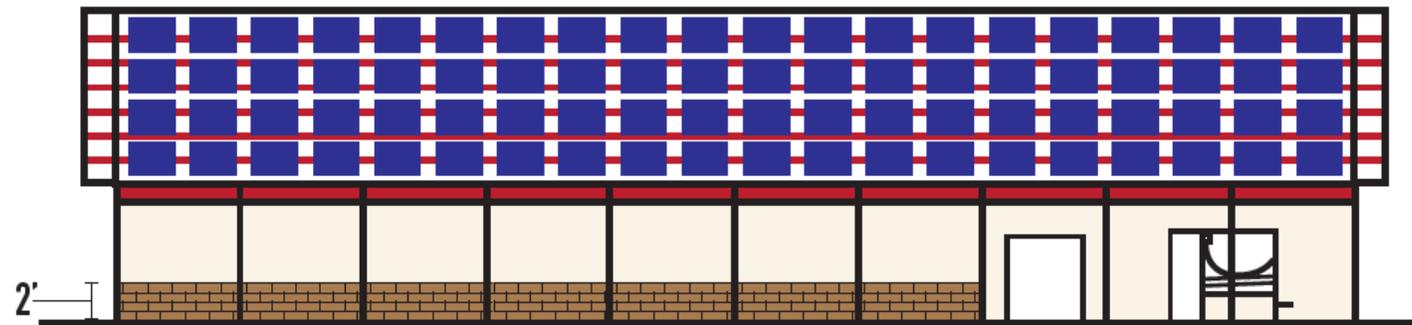
- Separation from residential
- Hours of operation Monday to Sunday 8AM-9PM
- Traffic control barrier to prohibit property access overnight
- Lighting – downward facing LED for security but no spill over
- Daily refuse collection; bi-weekly removal
- Vacuum noise reduction technology, equipment screen and perimeter wall
- Informational signs to discourage loitering and trespassing
- Monitoring and reporting of suspicious activities

Car Wash Tunnel

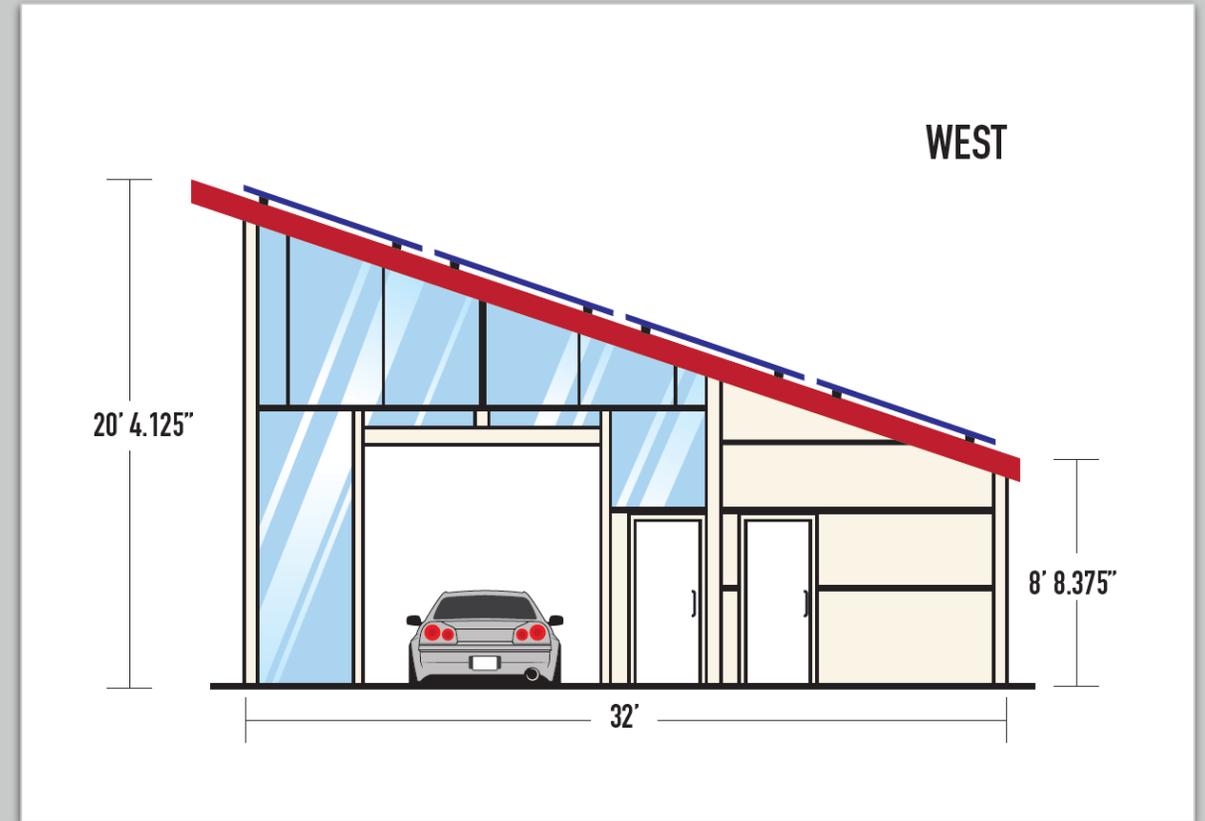
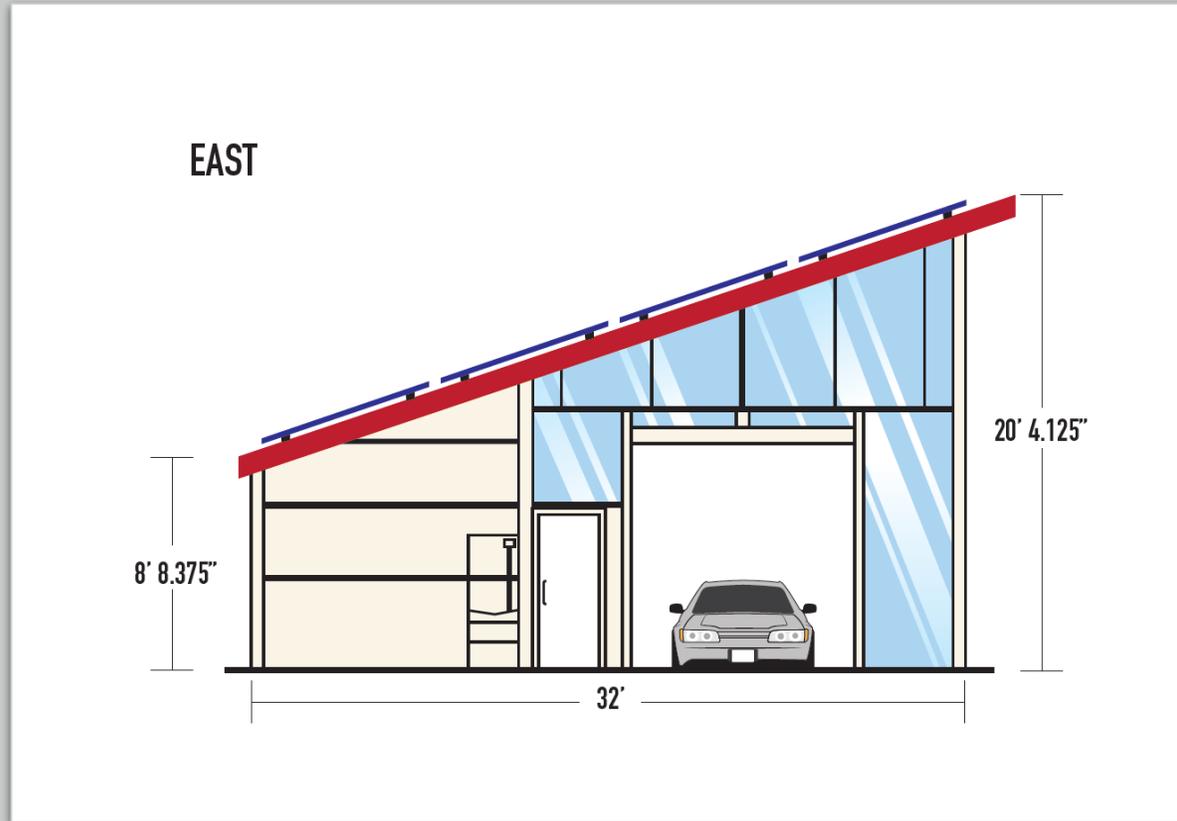
NORTH



SOUTH



Car Wash Tunnel





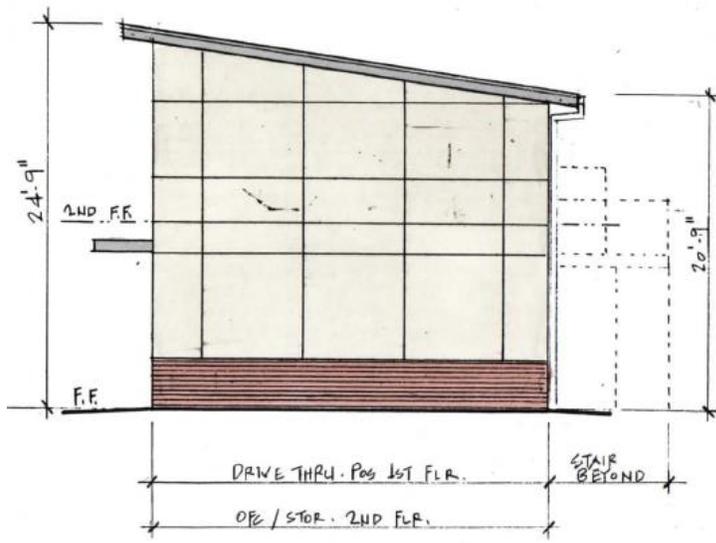
Front / West Elevation SC: 1/8" = 1'-0"



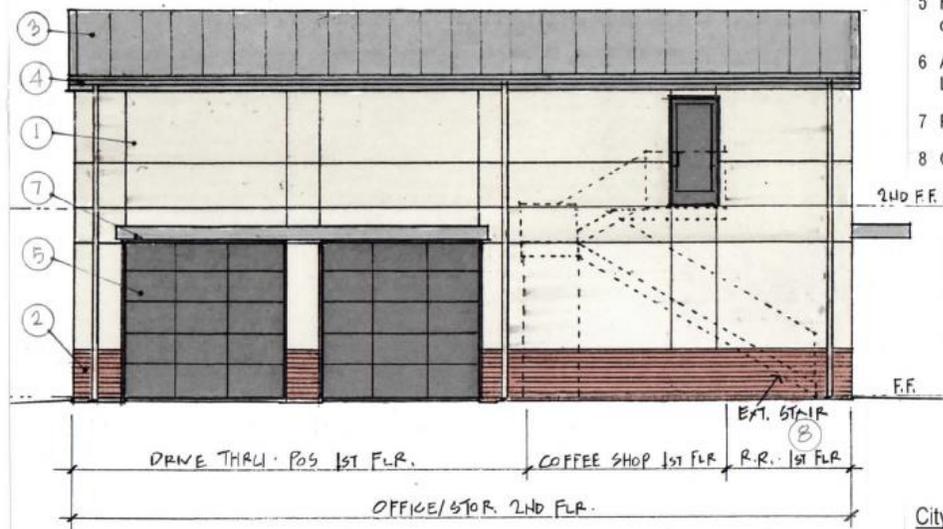
Right / South Elevation SC: 1/8" = 1'-0"

Exterior Materials Legend

- 1 Stucco - 3-part cement plaster & mt'l lath
- 2 Prefinished horizontal metal siding
- 3 Prefinished standing seam metal roof
- 4 Prefinished metal fascia, soffit, gutters, downspouts
- 5 Prefinished aluminum / glass sectional overhead doors
- 6 Anodized aluminum storefront with Low E insul. glass
- 7 Prefinished aluminum cantilevered canopy
- 8 Galvanized steel exterior stair



Rear / East Elevation SC: 1/8" = 1'-0"



Left / North Elevation SC: 1/8" = 1'-0"

City Case # Z0720-0143

Mesquite Car Wash

Amenity / Office Building Rev. 9-10-20



Masterplan

Questions?

NOTIFICATION MAP

Written Responses to
Owner Notices

Total: 4

★ In Favor: 0

★ In Opposition: 4

Total Buffer Area: 315,404.75 square feet

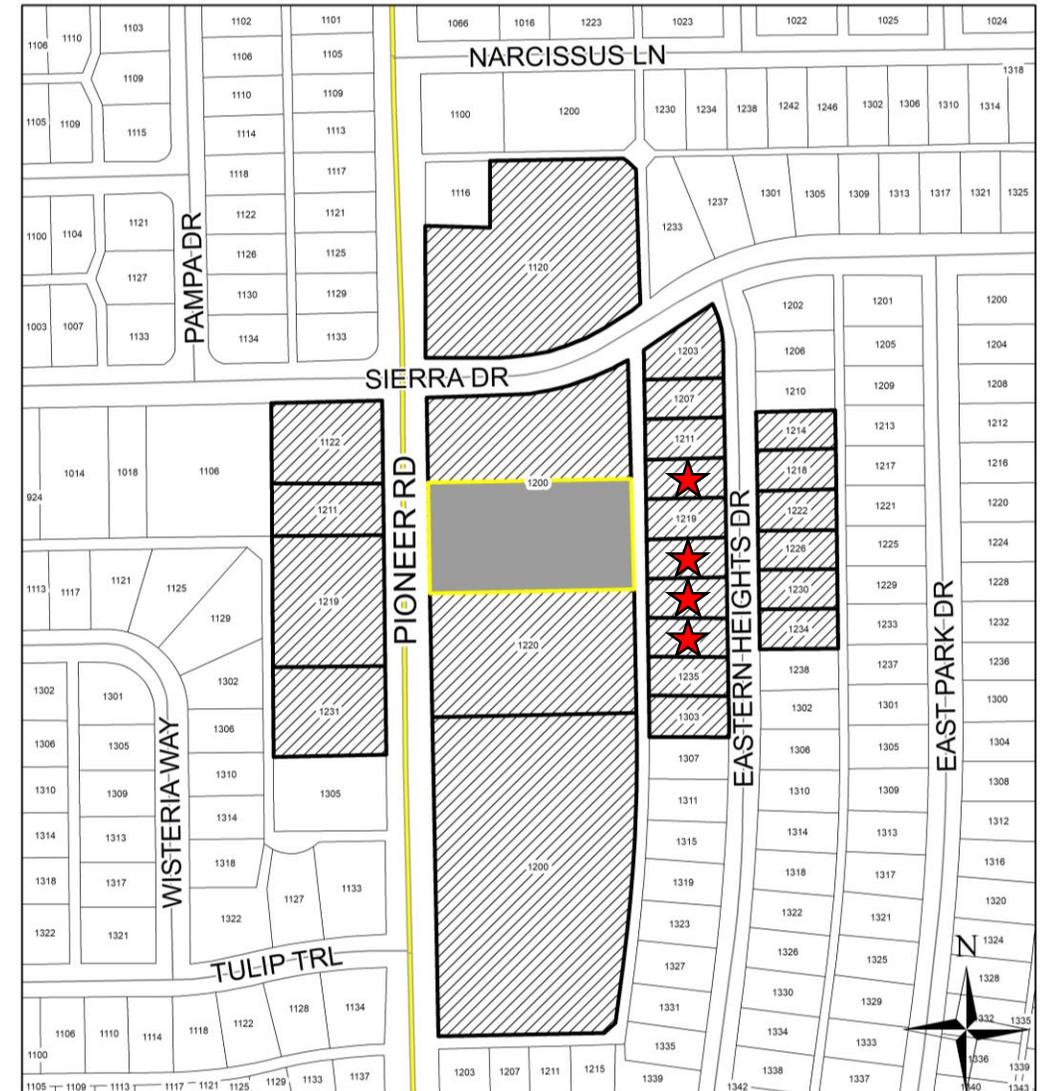
20%: 63,080.95 square feet

Area of Opposition: 33,537 square feet

Does not trigger supermajority vote

Z0720-0143

Notification Map



Request: Conditional Use Permit to allow for a car wash with modification to the 100-foot residential buffer.

Applicant: Masterplan
Location: 1200 Pioneer Road

Legend
■ Subject Property
▨ Noticed Properties

RECOMMENDATION

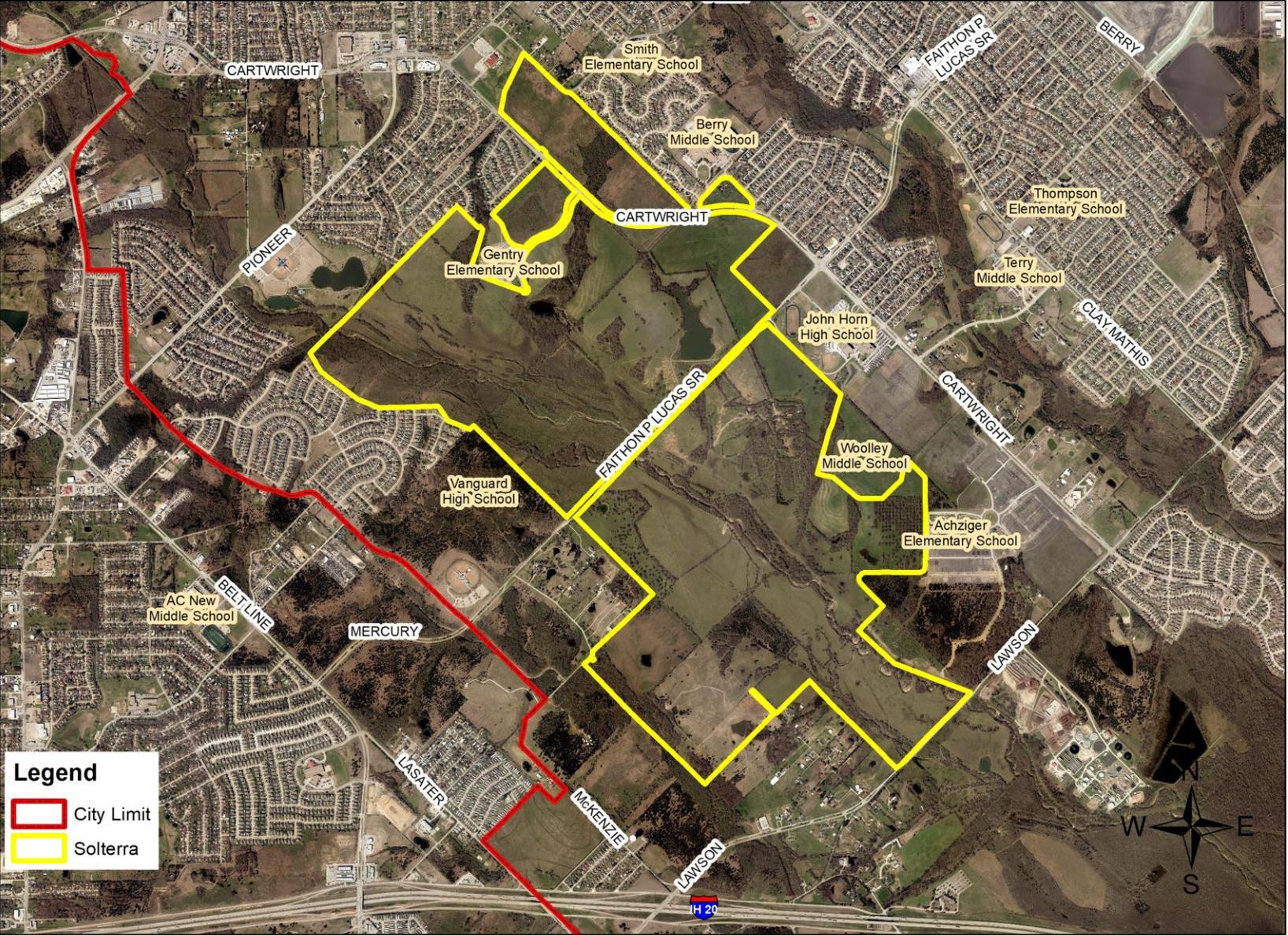
- Staff recommends approval of the Conditional Use Permit to permit a car wash (SIC 7542) with modification to the 100-foot residential buffer requirement.

PUBLIC HEARINGS

2. ZONING APPLICATION NO. Z0220-0129

Conduct a public hearing and consider Zoning Application No. Z0220-0129 submitted by Huffines Land Holding Partners, L.P. for a Zoning Change from Planned Development Ordinance No. 3538 and Agricultural to Planned Development to allow a master-planned community that would provide development standards and allow mixed-use, residential and commercial uses on a property described as being 1,424 (+/-) acres of land in the J. Anderson Survey, Abstract No. 1, generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas Sr., Boulevard.

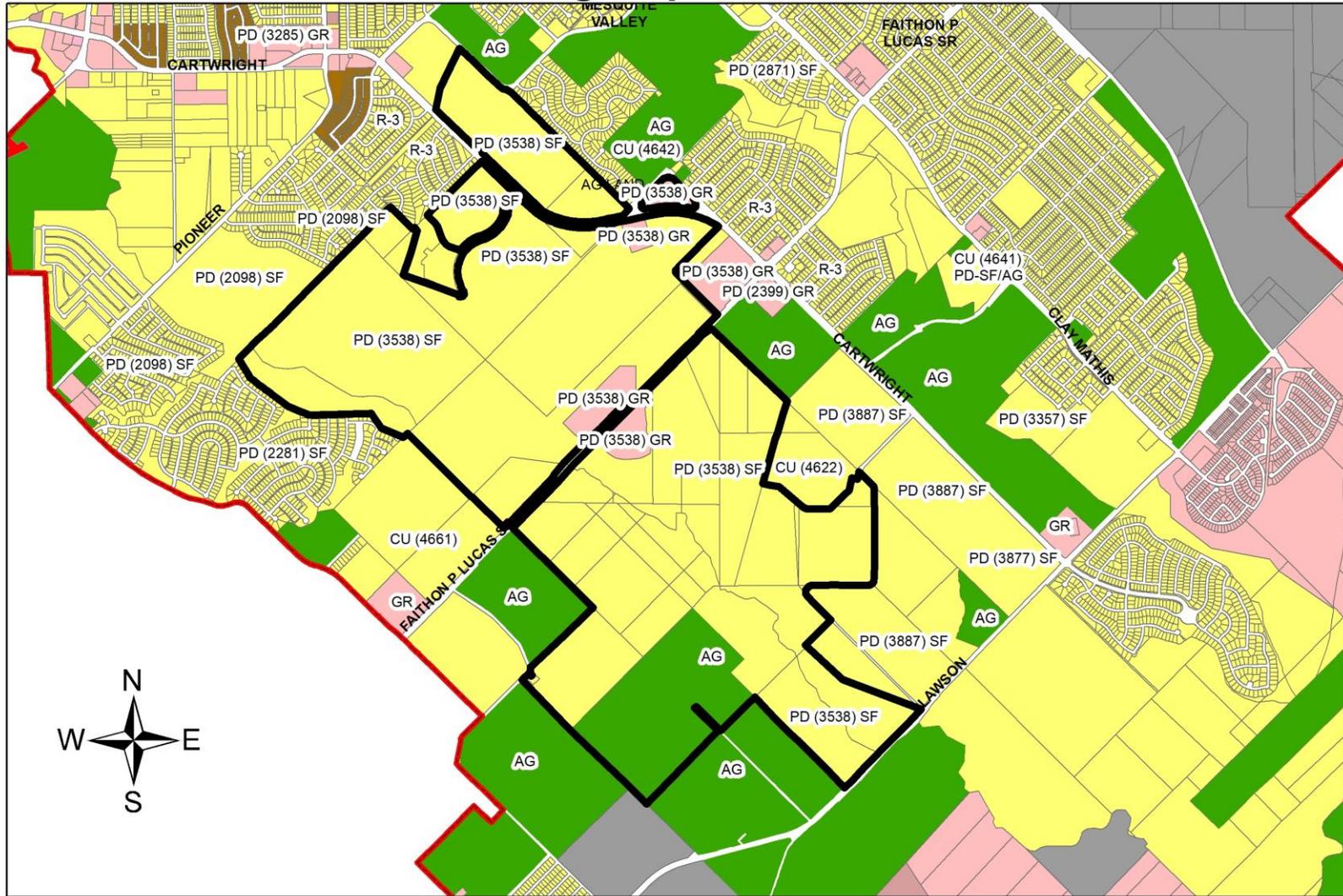
Location Map: Solterra



Solterra Development

- Approximately 1,500 acres

Zoning Map: Solterra



Legend

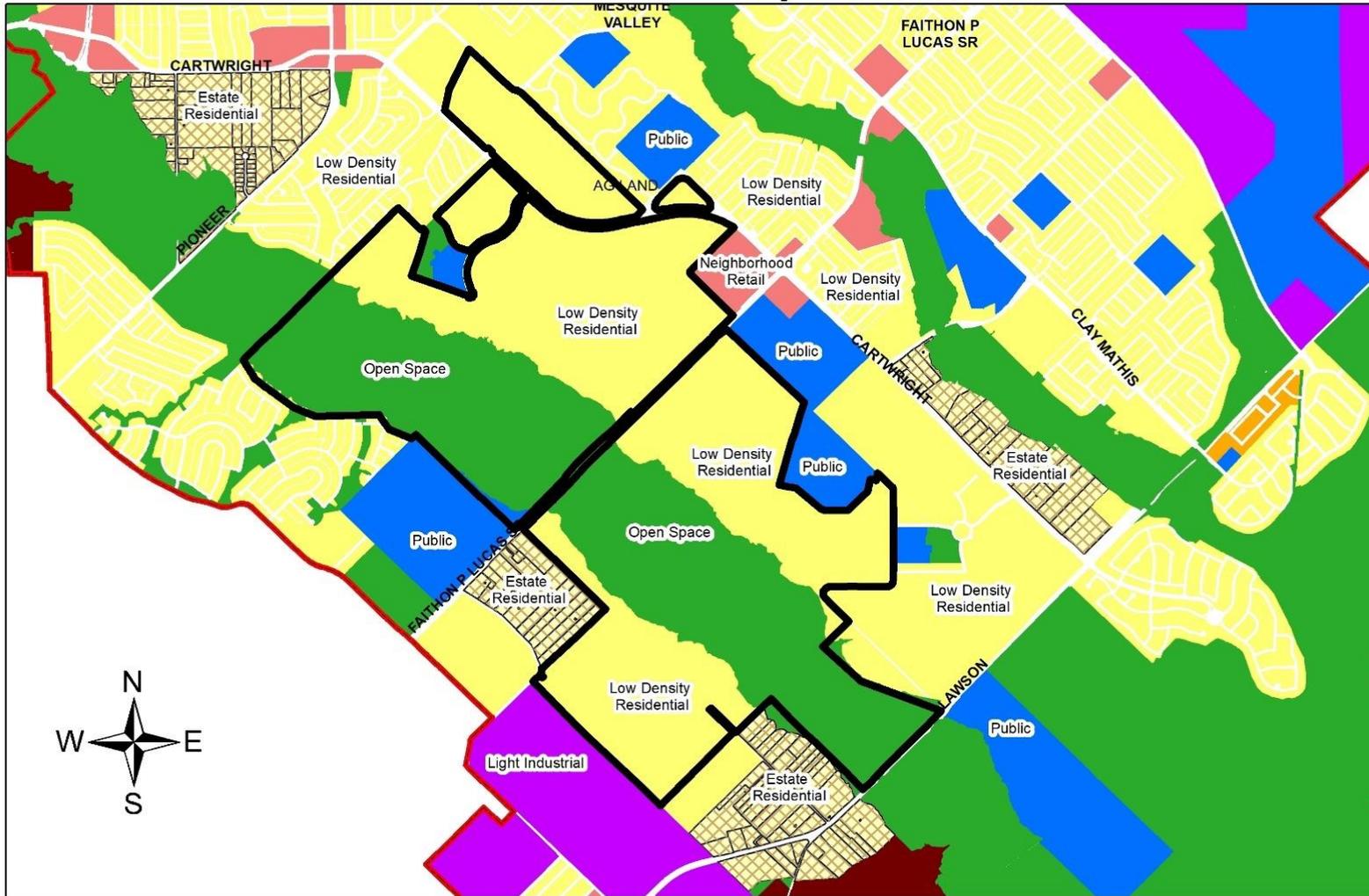
City Limit	AGRICULTURAL	GENERAL RETAIL	MULTIFAMILY RESIDENTIAL
Area of Proposed Rezoning	COMMERCIAL	INDUSTRIAL	OFFICE
	DUPLEX RESIDENTIAL	MIXED USE	SERVICE STATION
			SINGLE FAMILY RESIDENTIAL

Solterra Development

Current zoning:

- Planned Development Ord. No. 3538 (Lucas Farms) – allows up to 3,100 single family homes
- Agricultural

Future Land Use Map: Solterra



Legend

City Limit	Estate Residential	Neighborhood Retail	Public/Semi-Public
Area of Proposed Rezoning	Low Density Residential	Commercial	Parks, Open Space, Drainage
	Medium Density Residential	Light Industrial	Utilities

Solterra Development

Low Density Residential

“A traditional single family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options.”

Solterra PD Elements

- Up to 3,900 homes
- Allows for a range of residential lot sizes and home types
- Overall Concept Plan
- Phase 1 Concept Plan
- Open Spaces and Trails Plan
- Tree Preservation Plan
- Design Standards
- Architectural Standards (Development Agreement)



Solterra Development

- Concept Plan Phase 1
- Approximately 680 lots

Phase One Lot Count Table

Product	Percentage
SF-A	15% maximum
SF-D1	40% maximum
SF-D2	60% maximum
SF-D3	8% minimum
SF-D4	2% minimum



The Center

- 9.4 acres
- GR uses
- Short term rental (20 units associated with the amenity center)
- Retail, restaurant, recreational uses



SOLTERRA
THE CENTER
 community | activity | entertainment

- LEGEND**
- ① Restaurant/Brew House
 - ② Farmers Market Pavilion
 - ③ Parking
 - ④ Clubhouse
 - ⑤ Pool Area
 - ⑥ Splash Pad
 - ⑦ Coffee Shop
 - ⑧ Fitness Center
 - ⑨ Amphitheater
 - ⑩ Formal Lawn
 - ⑪ Playground
 - ⑫ Yard Games
 - ⑬ Dog Pavilion
 - ⑭ Small Dog Park
 - ⑮ Large Dog Park
 - ⑯ Town Houses
 - ⑰ Fish Shack
 - ⑱ Volleyball
 - ⑲ Fishing Pier
 - ⑳ Main Entry Monument

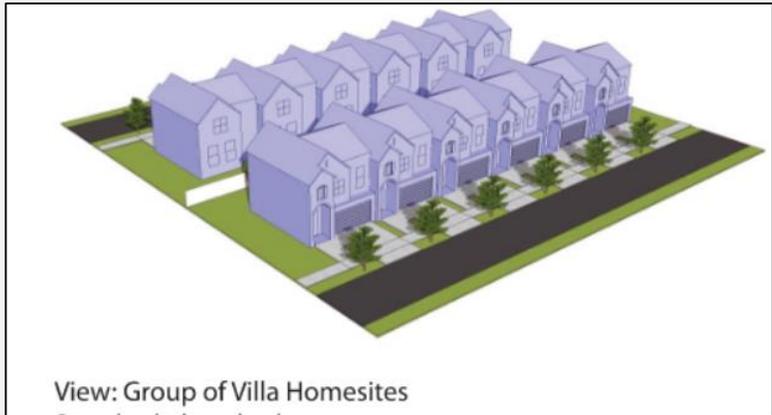


Solterra PD Elements

- Allows for accessory dwelling units on the larger lots (D3 and D4)
 - 750 square feet
 - Not rented as a separate unit
 - Requires additional parking space
- Single family rental units
 - Up to 2 tracts with up to 12 acres
 - 12 units per acre
 - More than one unit per lot
 - Minimum living space – 600 square feet
 - 1.75 parking space per each unit

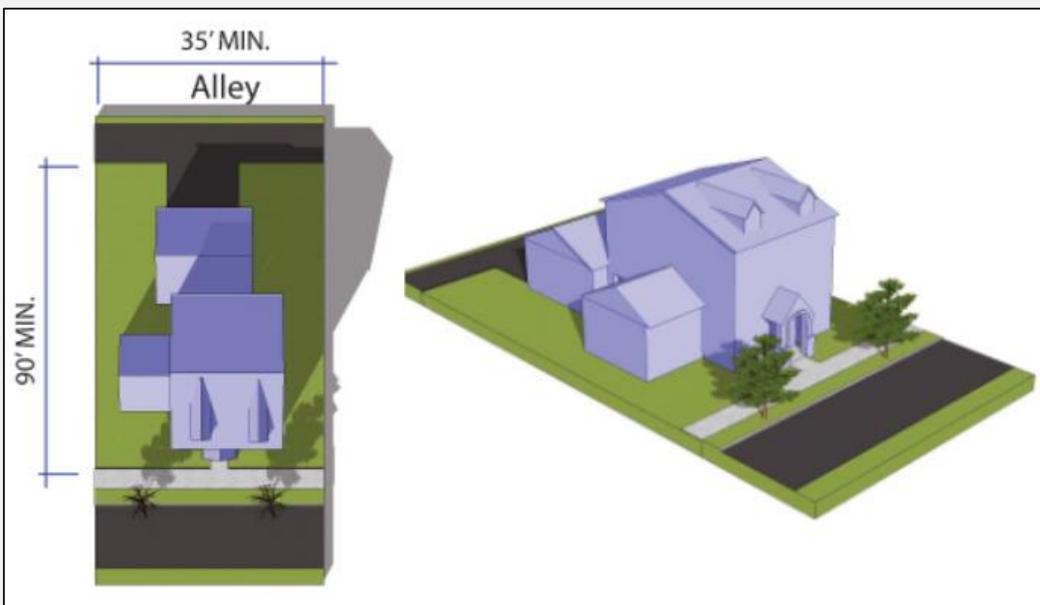
Exhibit E
Development Standards Table

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Garage Orientation	Max Density Based on Gross Acre	Minimum Front Yard Setback (ft)**	Minimum Interior Side Yard Setback (ft)	Minimum Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (subject to Section 6(b) setbacks for garage door)	Maximum Lot Coverage (%)	Minimum Dwelling Unit Size (SF)	Special Conditions
SF-A	Single Family Attached (villa homesites)	1400	20	70	2	Alley	15	12	0	10	5	80	1100	Attached garage product
SF-A	Single Family Attached (villa homesites)	1600	20	80	2	Front	15	20	0	10	5	80	1100	Attached garage product
SF-A	Single Family Attached (villa homesites)	1600	20	80	2	Alley	15	12	0	10	5	80	1100	Detached garage product
SF-A	Single Family Attached (brownstones)	1040	16	65	2	Alley	22	12	0	10	5	80	1200	3-unit and 6-unit for illustrative purposes only
SF-A	Single Family Attached (brownstones/ work live)	960	16	60	3	Alley	22	12	0	10	5	80	850	
SF-A	Duplex Triplex 4-Plex	8000	80	100	2	Alley	12	5	5	10	5	80	800	
SF-D1	Single Family Detached (garden homesites) (cluster home)	1980	30	66	2	Alley	13	10	5	10	5	80	1000	Except for zero lot line types where 10' minimum side setback is required on



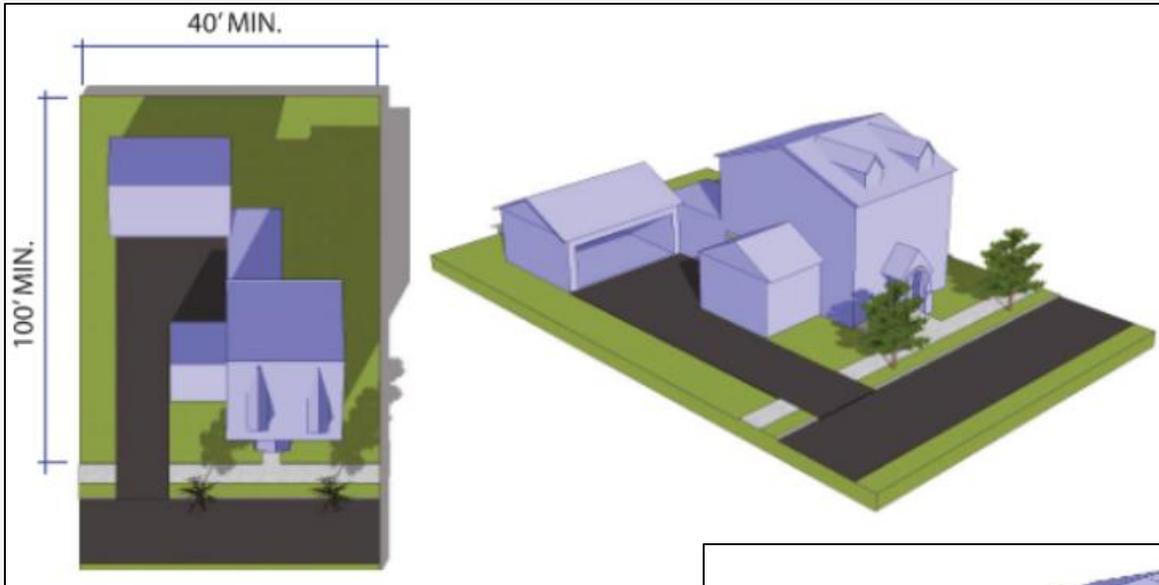
Attached Single Family Products (SF-A)

- Townhome
- Brownstone
- Duplex
- Triplex
- 4-Plex
- No more than 15% of total lots



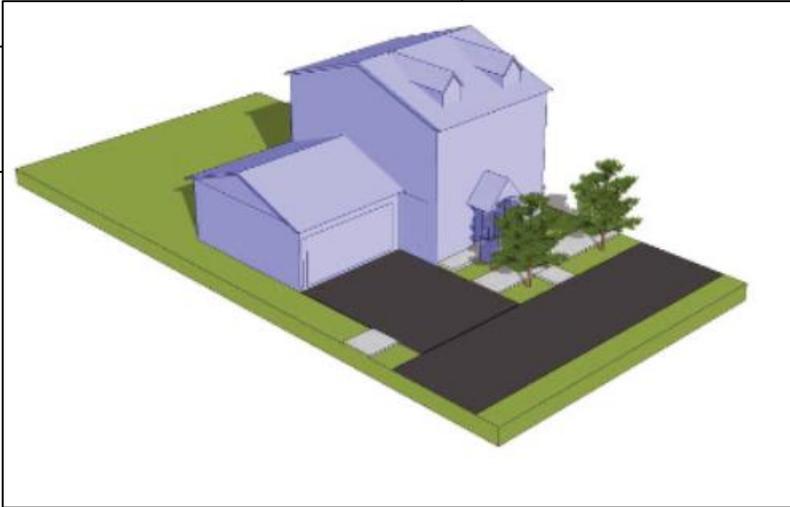
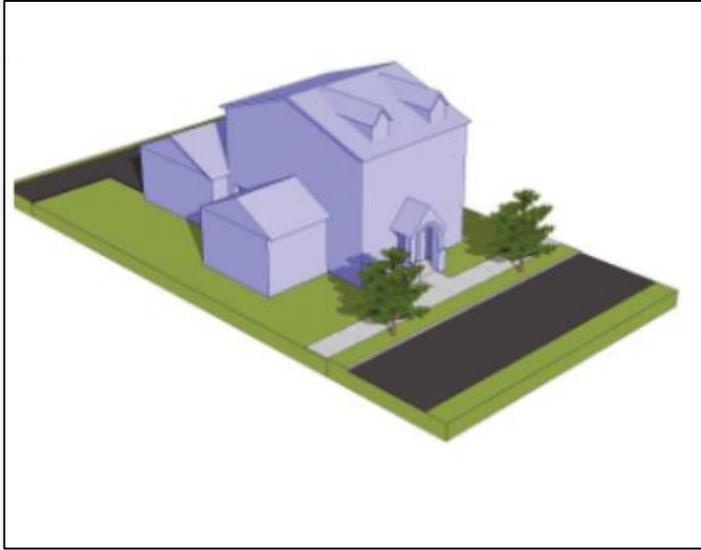
Detached Single Family Products (SF-D1)

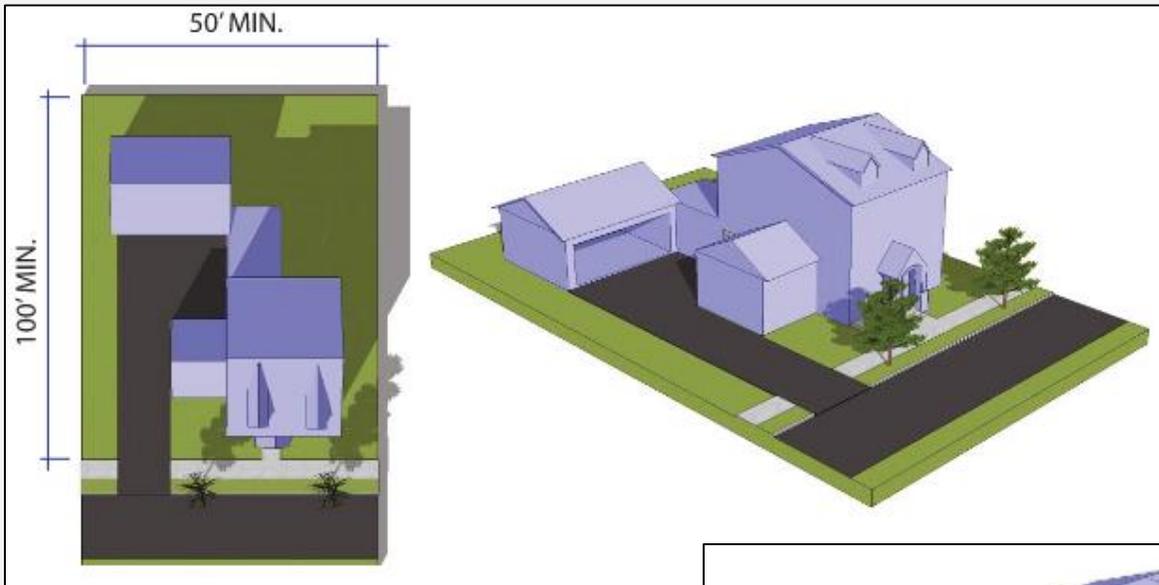
- 30-35 - foot wide lot
- Rear Entry
- 1,000 s.f. minimum living space



Detached Single Family Products (SF-D1)

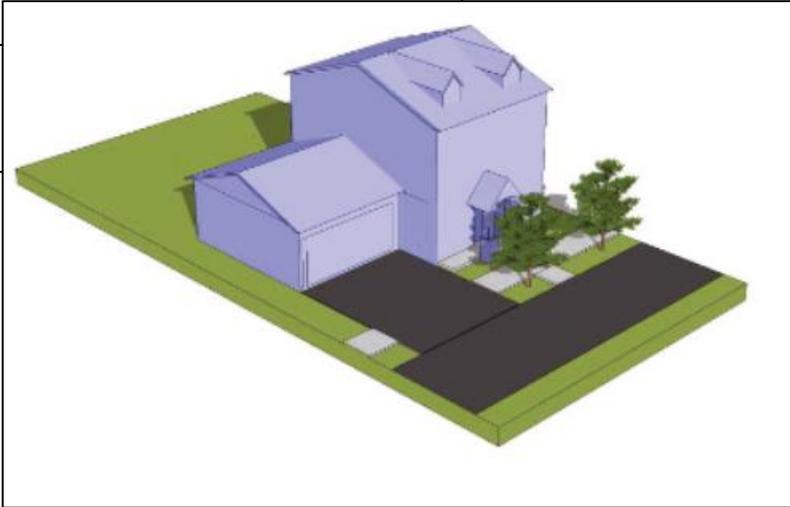
- 40-foot wide lot
- Front/Side/Rear Entry
- 1,200 s.f. minimum living space
- 4,000 s.f. minimum lot size

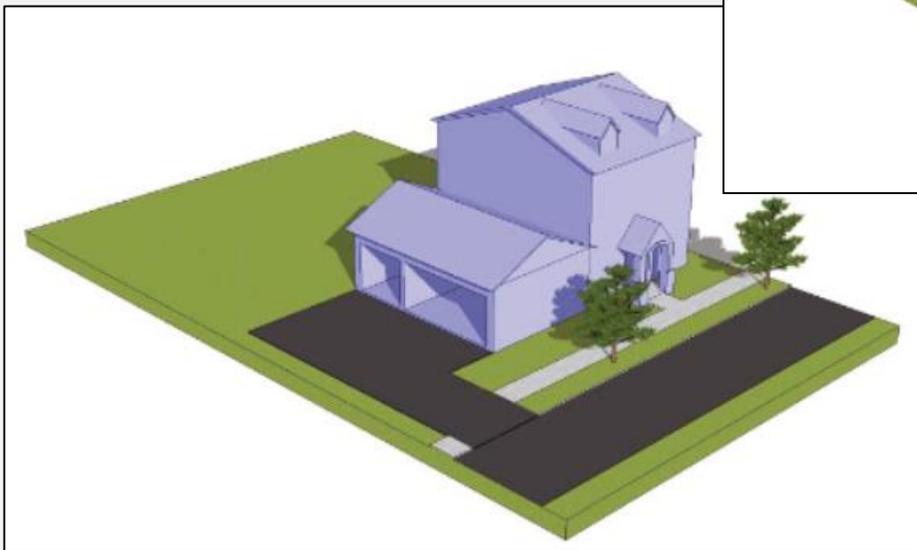
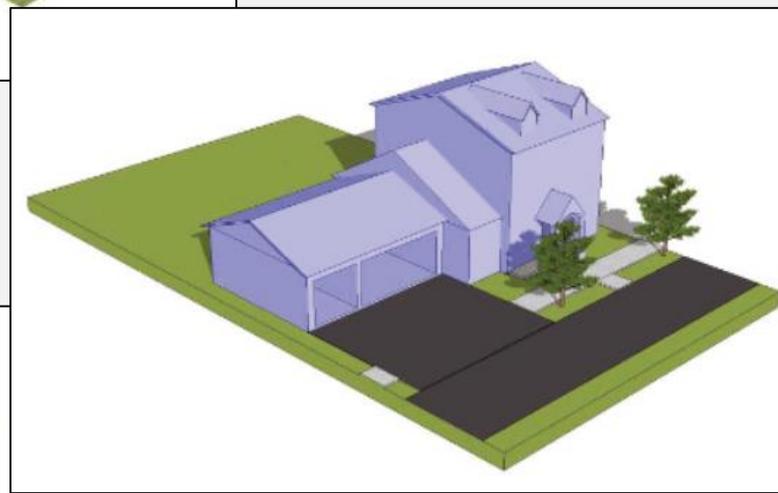
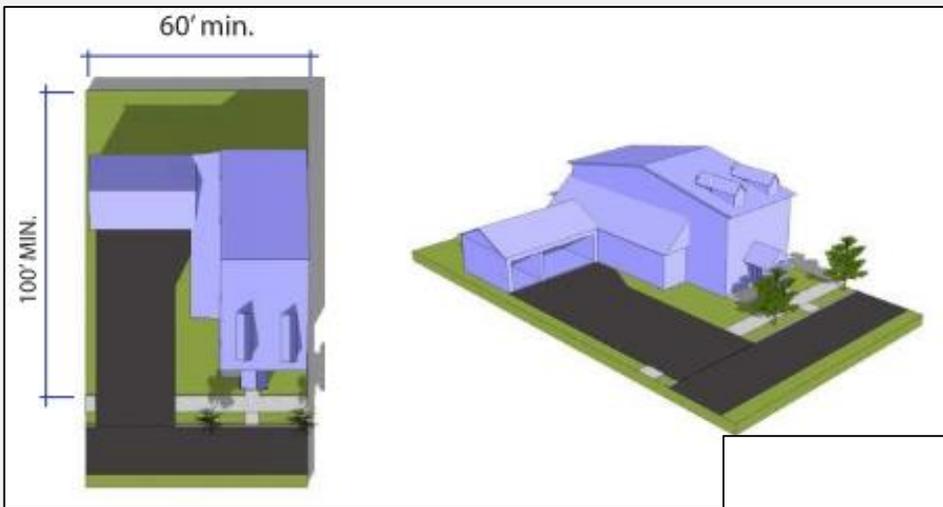




Detached Single Family Products (SF-D2)

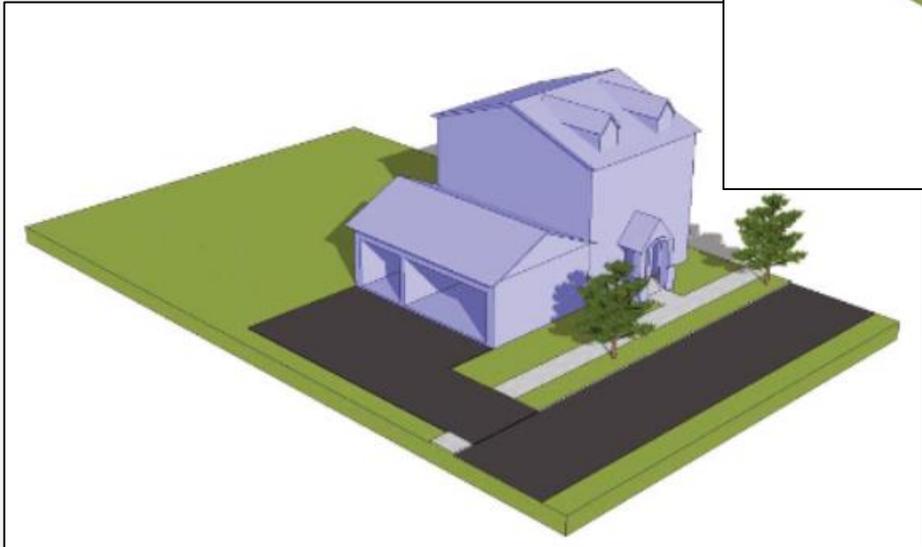
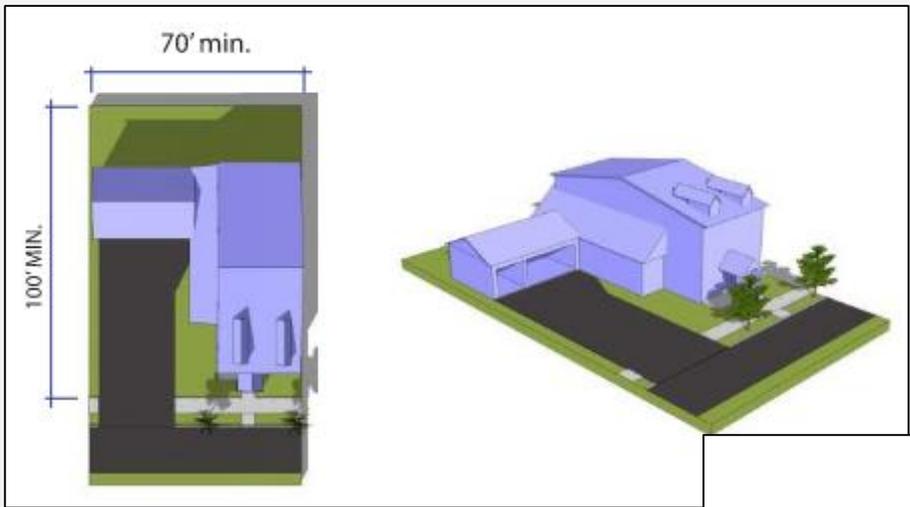
- 50-foot wide lot
- Front/Side/Rear Entry
- 1,400 s.f. minimum living space
- 4,000 - 5,000 s.f. minimum lot size





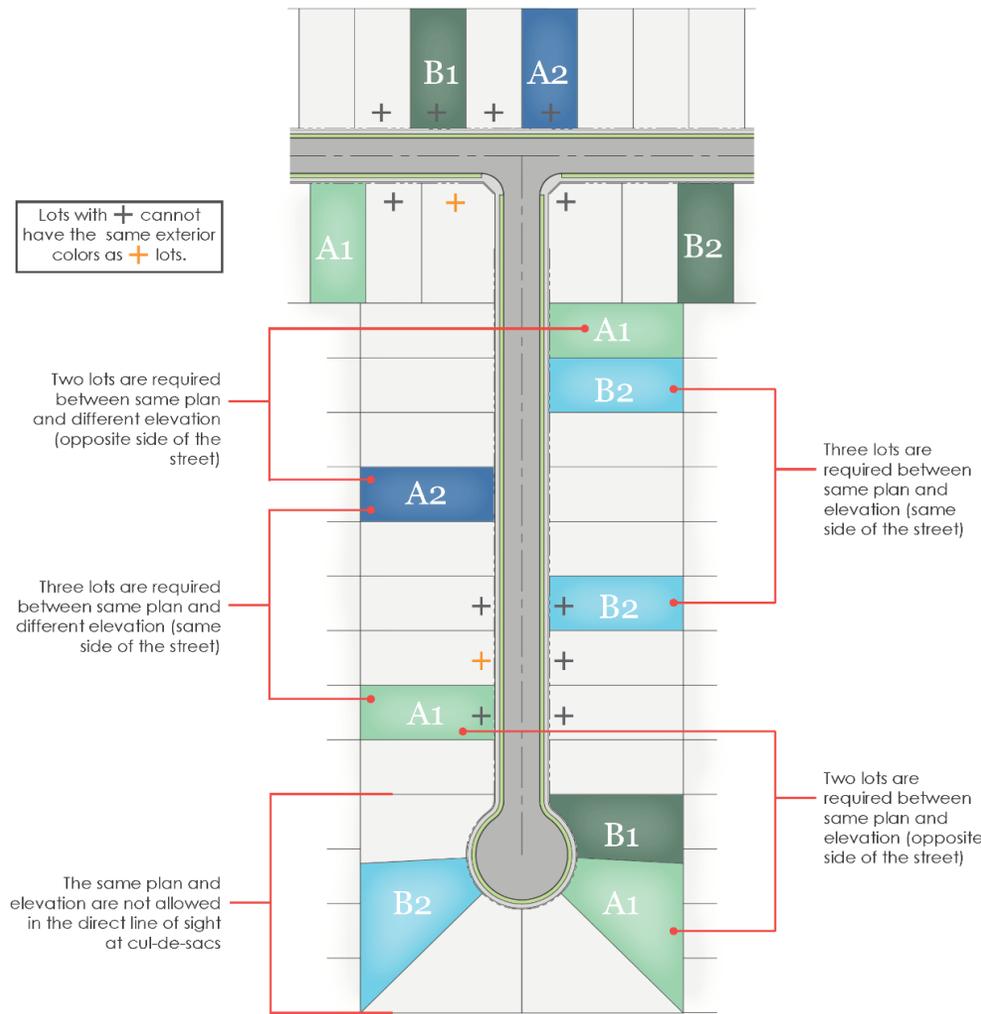
Detached Single Family Products (SF-D3)

- 60 -foot wide lot
- Front/Side/Rear Entry
- 1,800 s.f. minimum living space
- 6,000 s.f. minimum lot size



Detached Single Family Products (SF-D4)

- 70-foot wide lot
- Front/Side/Rear Entry
- 2,000 s.f. minimum living space
- 7,000 s.f. minimum lot size

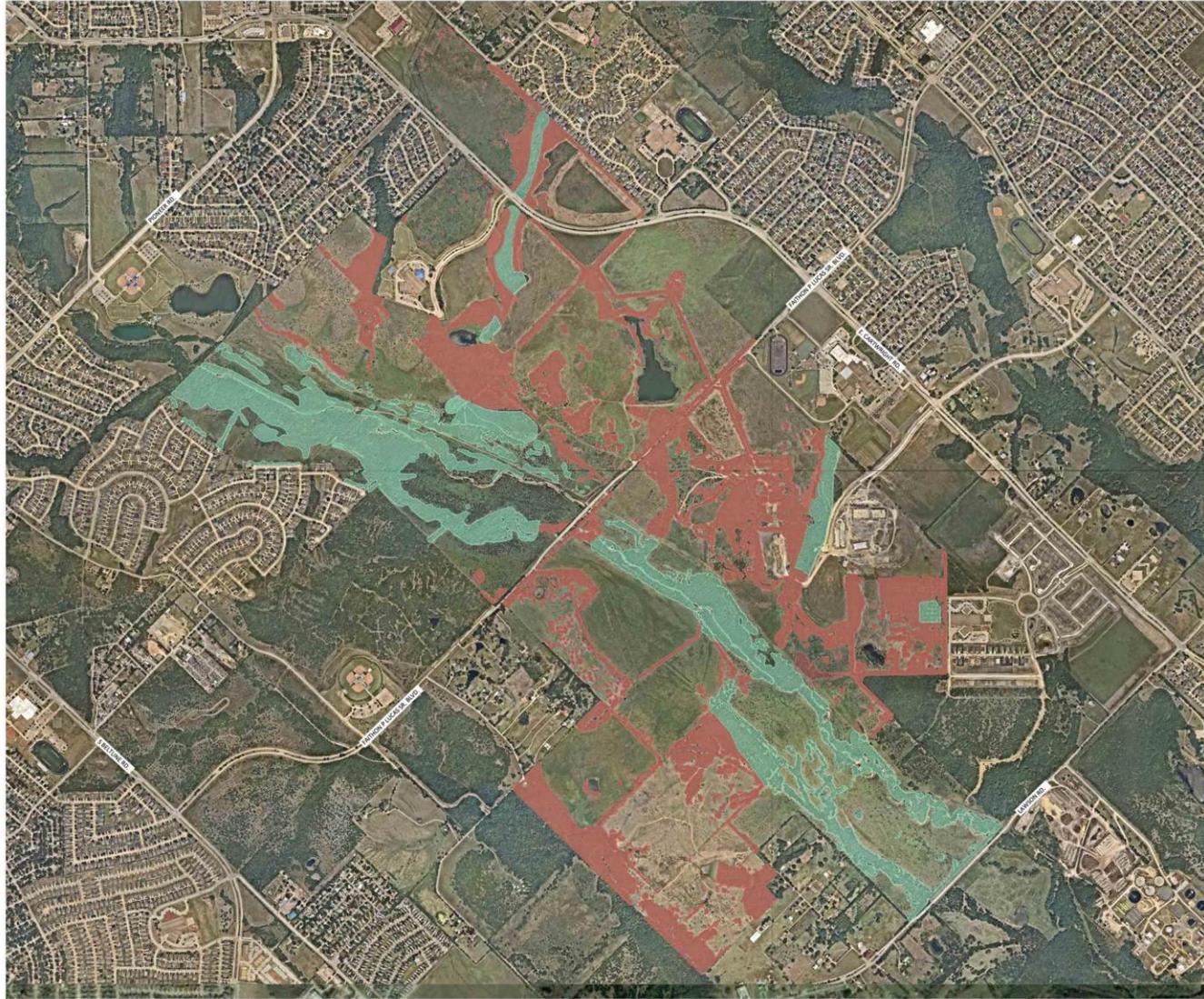


Repetition Guidelines are as follows:

- Same side of street -**
 - Same plan, same elevation must have 3 lots in between,
 - Same plan, different elevation must have 3 lot in between
- Opposite side of the street -**
 - Same plan, same elevation must have 2 complete lots in between,
 - Same plan, different elevation must have 2 complete lot in between.
- Exterior colors**
 - Exterior colors may not be the same side by side, or in direct line of sight, regardless of plan or elevation. Direct line of sight refers to the 3 lots directly across the street.

Design Element

- Architectural and Building requirements will be included in the Development Agreement
- PD will include anti-monotony requirements for single family homes



TREE SUMMARY TABLE		
CATEGORY	SF	%
EXISTING TREE CANOPY TO REMAIN	10,848,134	40%
EXISTING TREE CANOPY TO BE REMOVED	16,475,387	60%
TOTAL EXISTING TREE CANOPY	27,323,521	100%

Tree Preservation Exhibit for
Solterra

PLANNER: Thomas Meurer

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3838 South Central Expressway
Suite 300 Houston, Texas 77079
P 281.438.2744

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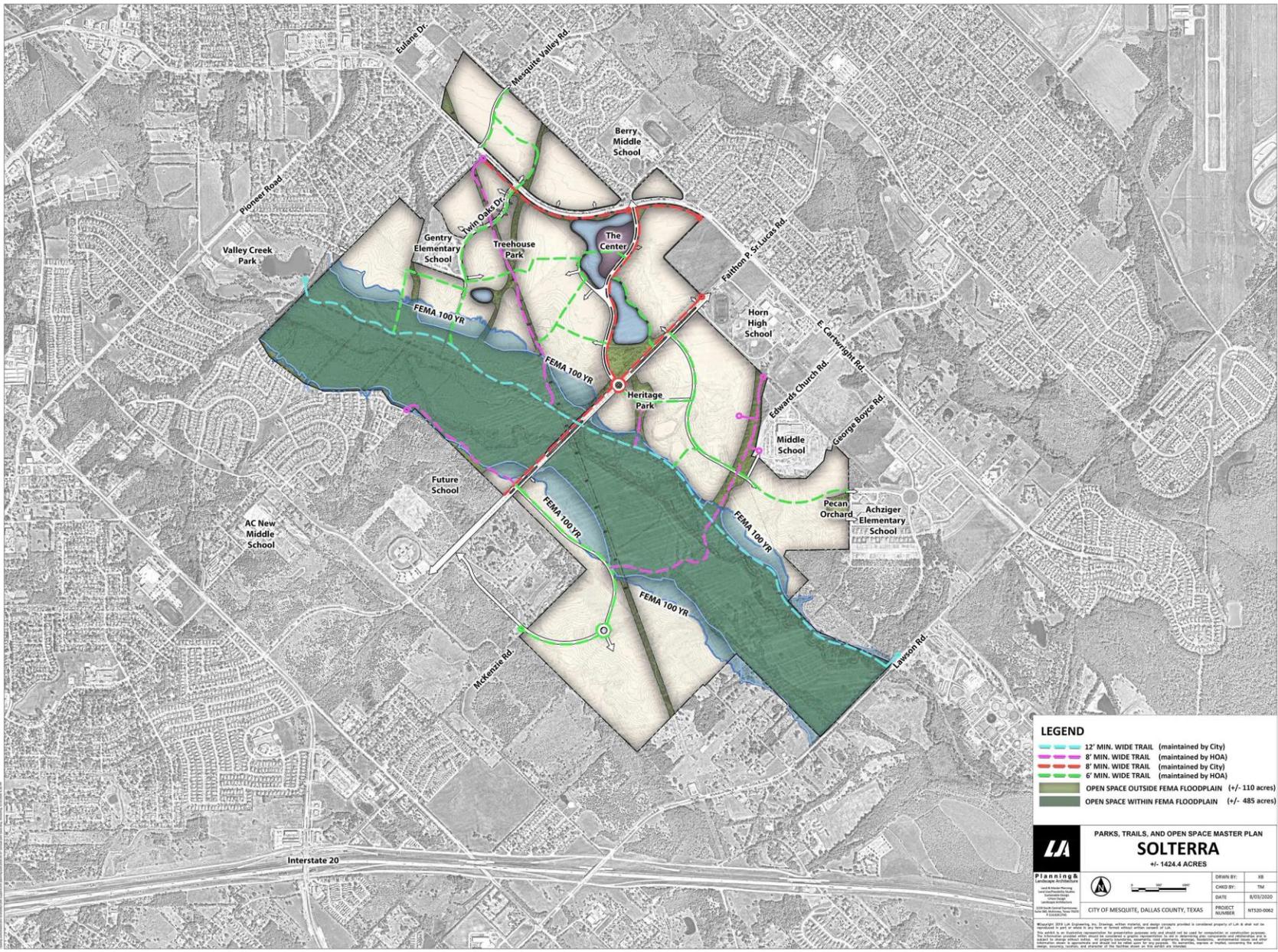
This exhibit is an illustrative representation for presentation purposes only and should not be used for compilation or construction purposes. The information provided herein should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodlines, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

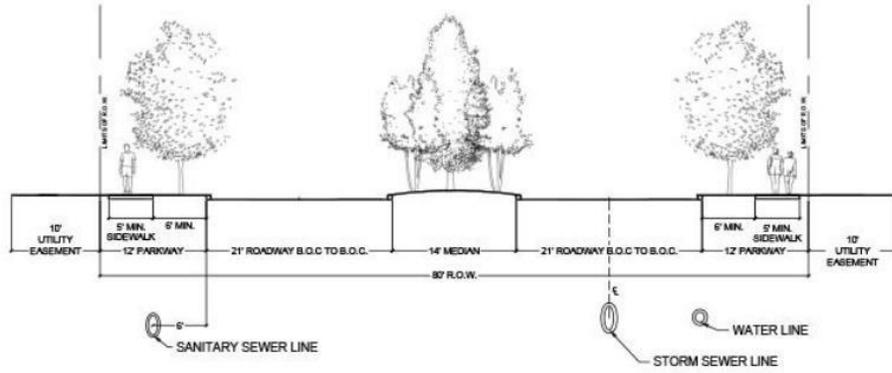
Tree Preservation

- 40% of the existing tree canopy will remain
- 1 canopy tree required every 50 linear feet along arterial and collector street
- 1 canopy tree for each lot
- 2 canopy trees for each lot larger than 60 feet in width

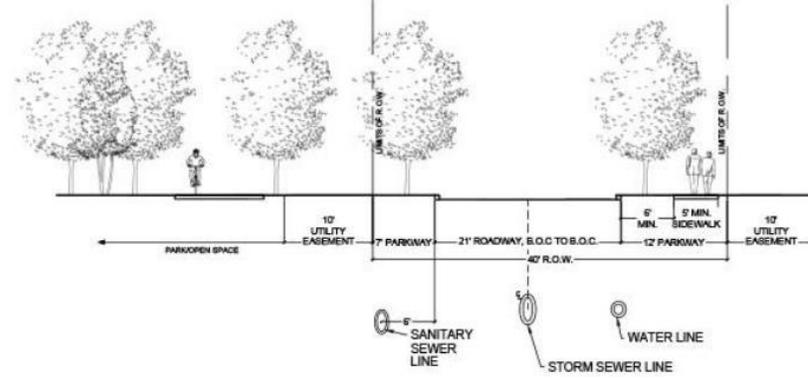
Trails and Open Space

- 40% Open Space
- 110 acres outside of floodplain
- 485 acres inside of floodplain
- Each dwelling shall be within 0.25 mile (walking distance) of a park or useable open space

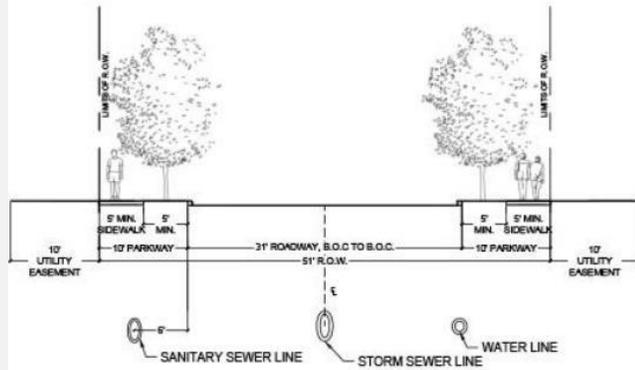




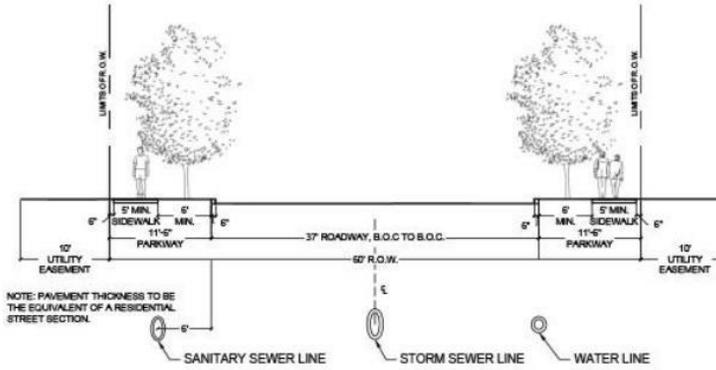
80' R.O.W. - BOULEVARD STREET SECTION



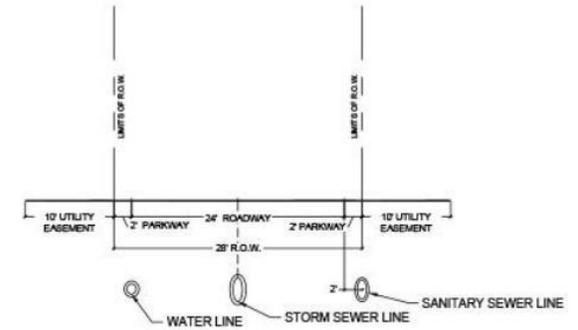
40' R.O.W. - ONE WAY STREET SECTION



51' R.O.W. - RESIDENTIAL STREET SECTION

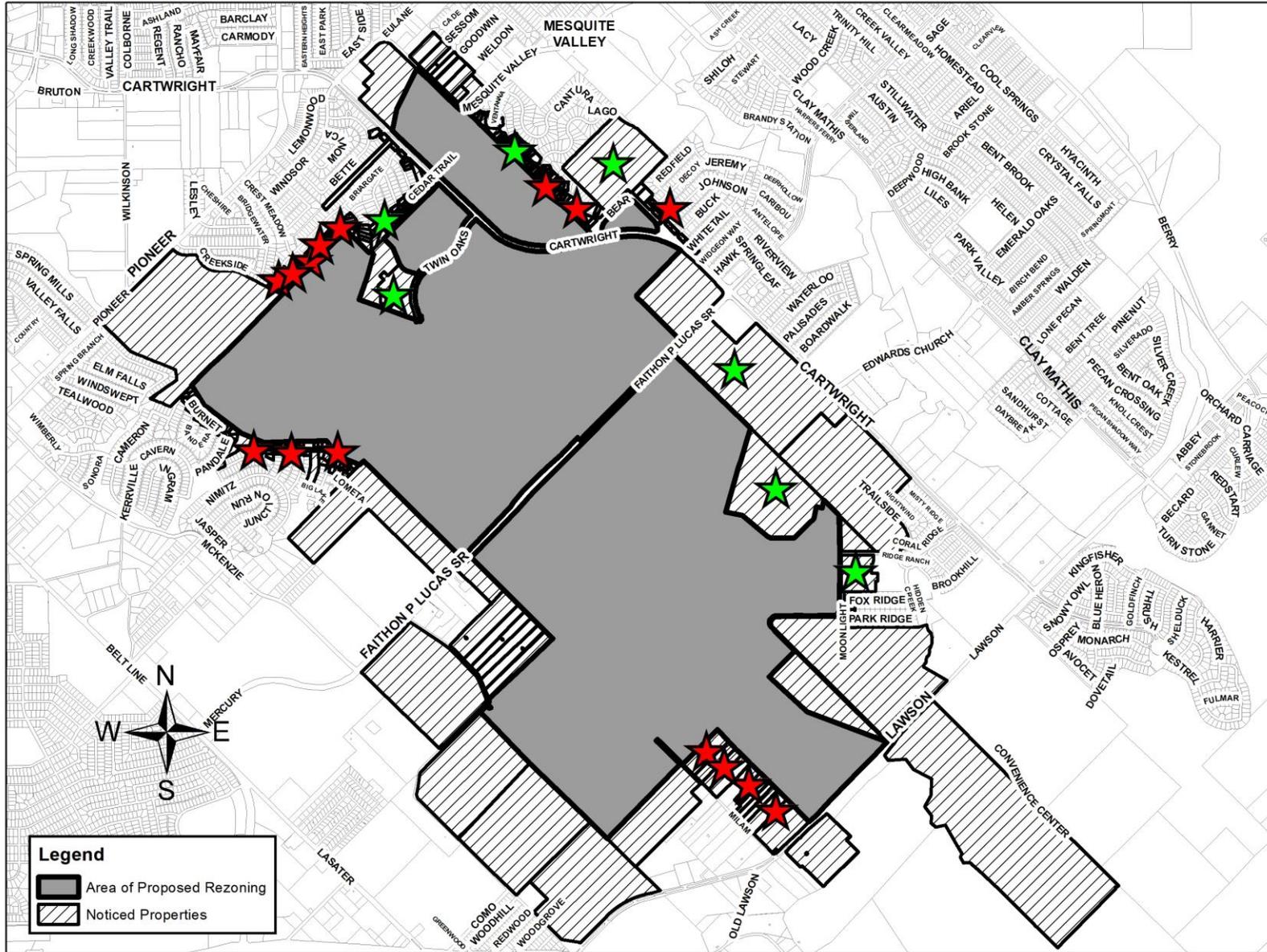


60' R.O.W. - RESIDENTIAL STREET SECTION



28' MEWS R.O.W. SECTION

Notification Map: Solterra (Z0220-0129)



Notification Map

- 283 Notices sent
 - Total Responses: 19
- ★ In Favor = 4
★ In Opposition = 15

RECOMMENDATION

- Staff recommends approval of the Solterra PD.

Applicants

LJA ENGINEERING – THOMAS MEURER
HUFFINES – KEVIN YOUNGBLOOD

PUBLIC HEARINGS

3. ZONING APPLICATION NO. Z0420-0139

Conduct a public hearing and consider Zoning Application No. Z0420-0139 submitted by Mazidji Group Engineering on behalf of SAM 77, Inc., for a Zoning Change from General Retail and Agricultural to Planned Development – General Retail to allow a convenience store with limited fuel sales, generally located at at the southeast corner of Pioneer Road and McKenzie Road (400 McKenize Road and 3100 McKenzie Road).

APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.