



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
March 24, 2025 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the 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 upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the March 10, 2025, Planning and Zoning Commission meeting.

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.

4. ZONING APPLICATION NO. Z0924-0369.

Conduct a public hearing and consider approval of Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a zoning change from Agricultural Zoning District to R-3, Single Family Zoning District and a Comprehensive Plan Amendment to change future land use designation from Commercial to Low Density Residential, located at 10079 S. Belt Line Road (also addressed 2298 S. Belt Line Rd).

5. ZONING APPLICATION NO. Z0325-0386.

Conduct a public hearing and consider approval of Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a zoning change from General Retail with Conditional Use Permits (Ord. 4855 and Ord. 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 E. Kearney St., Suites 402, 500, and 600.

DIRECTOR'S REPORT

6. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on March 17, 2025.

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

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

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 segun el Sub- capitulo H, Capitulo 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 segun el Sub- capitulo H, Capitulo 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 on March 24, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by March 21, 2025, before 5:00 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

MINUTES**March 10, 2025****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****REGULAR MEETING****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☐ Present In-Person ☒ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☒ Present In-Person ☐ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☐ Present In-Person
John Cervantes	Senior Planner	☒ Present In-Person
Ti'Ara Clark	Planner	☐ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☐ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

Deputy City Attorney Karen Strand took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for February 24, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Cumby seconded; the motion carried 6-0. Chairwoman Teferi arrived at 7:07 PM and was not present for the vote on the consent agenda.

PUBLIC HEARINGS

4. ZONING APPLICATION NO. Z0125-0381. Conduct a public hearing and consider approval of Zoning Application No. Z0125-0381, submitted by Connor Osburn of Trinsic Residential Group on behalf of Mesquite Community Development LLC, for a zoning change from Planned Development – Multifamily and Light Commercial (Ordinance No. 5094) to Planned Development – Multifamily (MF) on Tract 1 and Planned Development – Light Commercial (LC) on Tract 2, and a Comprehensive Plan Amendment to adjust the boundaries of the High Density Residential and Office Future Land Use designations between Tracts 1 and 2, to allow a 300-unit multifamily development on Tract 1 with modified development standards and light commercial uses on Tract 2, located at 5201 Northwest Drive.

PRESENTATION

Senior Planner John Cervantes presented to the Commission.

DISCUSSION

Commission Melend asked about the height of the apartment buildings. Staff clarified that the development would be three stories tall. Commissioner Dharmarajan asked for clarification on the traffic light and driveway locations and staff demonstrated the locations on screen. Other discussions included whether the applicant would utilize gates, what type of businesses would be located on Tract 2, and drainage concerns.

APPLICANT

Conor Osburn, Trinsic Residential Group, 8235 Douglas Ave, Dallas, TX 75225, spoke as the applicant to the Commission, addressing the Commissioner's concerns regarding access to the site on Tract 1. Mr. Osburn explained how a left turn lane would address stacking issues

on Northwest Drive. Mr. Osburn also explained the motivation for reducing the open space requirement was the challenging topography of the site. Other topics included the reduction of covered parking, the price point of the multifamily units, and electric vehicle charging.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing.

John Wooldridge, 18000 Bent Tree Forest Cir, Dallas, TX 75248, stated that he was a neighboring property owner and would potentially develop his parcel in the future. Mr. Wooldridge did not oppose the rezoning.

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve with Staff's recommendations. Commissioner Arnold seconded; the motion carried 7-0.

DIRECTOR'S REPORT

5. Mr. Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on March 3, 2025:

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize, execute, and administer a Chapter 380 Economic Development Performance Agreement ("Agreement") for such purposes by and between the City of Mesquite, Texas, and Town East Mall, LLC, ("Developer") and granting to the Developer certain economic development incentives, and authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement, and administer the agreement on behalf of the City. **City Council approved.**

The next scheduled Planning and Zoning meeting will be on March 24, 2025.

Chairwoman Teferi adjourned the meeting at 7:46 PM.

Chairwoman Soira Teferi

FILE NUMBER: Z0924-0369
REQUEST FOR: Zoning Change to “R3” – Single Family Residential and Comprehensive Plan Amendment
CASE MANAGER: Ti’Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 24, 2025
 City Council: Monday, April 21, 2025

GENERAL INFORMATION

Applicant: Tierra Carter-Simmons, Inspiring You to Greatness
Requested Action: Zoning Change to R-3 – Single Family Residential to allow a 12-lot single-family subdivision.
 Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential.
Location: 2298 S. Belt Line Road (also addressed as 10079 S. Belt Line Road)

SITE BACKGROUND

Platting: The property owner will need to plat the property before the permits can be issued for the single-family homes.
Size: 3.5892 acres
Zoning: Agricultural
Future Land Use: Commercial
Zoning History: 1984 – Annexed and zoned AG – Agricultural [with no subsequent changes]

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Agricultural	Undeveloped
SOUTH:	Outside of City Limits (Balch Springs)	Low Density Residential
EAST:	R-3, Single Family Residential	Low Density Residential
WEST:	Outside of City Limits (Balch Springs)	Low Density Residential

CASE SUMMARY

The applicant and property owner, Inspiring You to Greatness, requests a zoning change to allow a small subdivision with 12 single family lots. The applicant acquired the subject property in July 2023 to develop the property with 12 single-family homes based on the R-3 Single Family Zoning District. The proposed subdivision will adhere to the development standards for R-3, Single Family Residential zoning districts found in the Mesquite Zoning Ordinance (MZO).

The applicant proposes homes with floor plans featuring three to four bedrooms and two to three bathrooms each. The development will also include amenities such as a shared common area with playground equipment near the detention pond, as shown in the Concept Plan. If this zoning request is approved, an amendment of the Mesquite Comprehensive Plan Future Land Use Map changing the designation from Commercial to Low-Density Residential is recommended.

In January of 2024, the applicant requested a zoning change from Agricultural to PD – R3, Planned Development – Single Family Residential with modified development standards. The proposed subdivision included single-family homes with a minimum living space of 1,500 square feet and a reduced minimum lot size of 5,000 square feet, compared to the standard R-3 minimum of 7,000 square feet, along with modified setbacks. City Council denied the request by a 4-3 vote.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the future land use of the subject property as Commercial. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

STAFF COMMENTS:

The subject property is a little under 4 acres in size, while the undeveloped property to the north is almost 5 acres. These two tracts of land are zoned Agricultural and have a future land use designation of Commercial. The tracts are bounded by the floodplain to the north, the Valley Creek subdivision to the east, the Pioneer Bluff subdivision to the south, and S. Belt Line Road to the west. Given the subject property's adjacency to two single-family subdivisions to the east and south, a development with the intensity described by the Commercial future land use designation in the *Mesquite Comprehensive Plan* is less than ideal and may not be compatible with the adjacent residential subdivisions.

It is staff's opinion that the subject property and the property to the north should have a less intense future land use designation such as Neighborhood Retail. A medium or low-density residential land use designation would also be appropriate. A residential future land use designation would be compatible with the existing residential development to the east and south, while a neighborhood retail land use designation would offer retail and personal service

uses to the residents already in the area. If the proposed rezoning is approved, then the future land use designation should be changed to Low-Density Residential.

MESQUITE ZONING ORDINANCE

SEC. 5-309(N): ZONING MAP AMENDMENT

"In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval of a Zoning Map Amendment ("change of zoning classification") should be based on a balancing of these standards."

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed zoning change supports public health, safety, and welfare by introducing a low-density residential development that aligns with the character of the surrounding area. The project offers sufficient off-street and on-street parking, appropriate landscaping, and community amenities that enhance residents' quality of life. Changing the land use designation from Commercial to Residential will facilitate development that is more compatible with the surrounding properties while advancing the City's commitment to growth and expanding housing options for residents.

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed zoning change aligns with the Mesquite Comprehensive Plan, particularly the Low-Density Residential designation, which supports traditional single family detached housing. The development's density of roughly 3 units per acre falls within the recommended range for low-density housing, and the property's location surrounding other low-density residential zones shows compatibility with the surrounding area. With Belt Line Road west of the proposed subdivision, staff recommends adequate buffering along the arterial road.

3. The extent to which the proposed amendment will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed zoning change aligns with the City's strategic goals of expanding housing options and promoting compatible development in established areas.

4. The extent to which the proposed amendment creates nonconformities.

STAFF COMMENTS: Not applicable. The subject property is currently vacant, and there will be no existing uses or structures that would become nonconforming because of the proposed amendment.

5. The compatibility with the existing and conforming use and zoning of nearby property.

STAFF COMMENTS: The surrounding area includes low-density residential properties particularly to the east (Valley Creek subdivision) and south (Pioneer Bluff subdivision), which makes this development compatible with the neighborhood.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The subject property in the City of Mesquite has seen limited development due to restricted access to public utilities such as water and sewer lines. However, the applicant is working in cooperation with the City to expand utility access while preserving any existing easements on the site.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The subject property faces challenges in accessing public utilities, as the nearest water and sewer lines are located along Stream Bend Avenue, north of the residential properties. Extending these utility lines would require significant costs for the developer, making the development less feasible.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: The applicant will be responsible for providing adequate utilities, access, and drainage facilities as part of the development process. Existing public infrastructure, including roads, water, and sewer systems, are available for extension through the subject property to support the development.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

It is staff's opinion that a low-density residential subdivision is an appropriate use for the subject property and would be a continuation of the existing development pattern to the east and south. The proposed subdivision meets the intent of Low-Density Residential as described by the Mesquite Comprehensive Plan. The proposed development will offer housing options with house sizes in accordance with current Single-Family R-3 standards. The gross density for the

ATTACHMENT 1 – AERIAL MAP

proposed development is roughly 3.4 units per acre, which is consistent with the density range of 3 to 5 units per acre for Low-Density Residential. The proposed density is not out of alignment with the nearby subdivisions. The Valley Creek subdivision east of the subject property has a density of 4.2 units per acre.

RECOMMENDATIONS

Staff recommends approval of the request to rezone the subject property to R-3, Single Family Residential, and Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential.

PUBLIC NOTICE

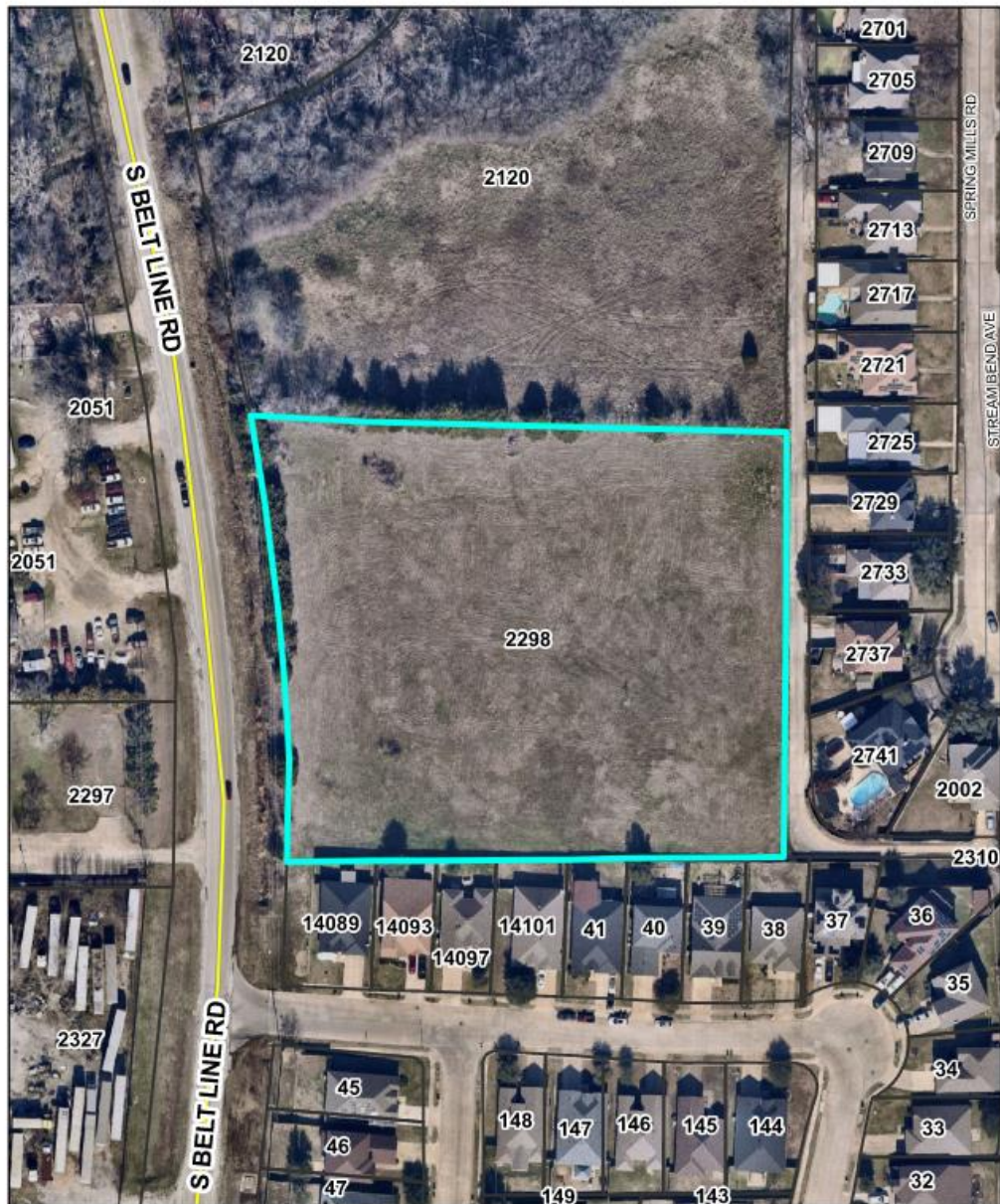
Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of March 21, 2025, Staff has received one notice in opposition to the request. Staff has not received any online comments.

ATTACHMENTS

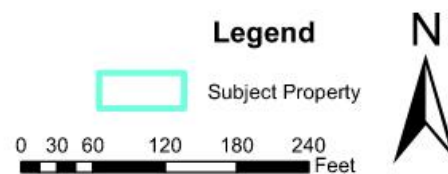
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Concept Plan
7. Returned Notices

ATTACHMENT 1 – AERIAL MAP

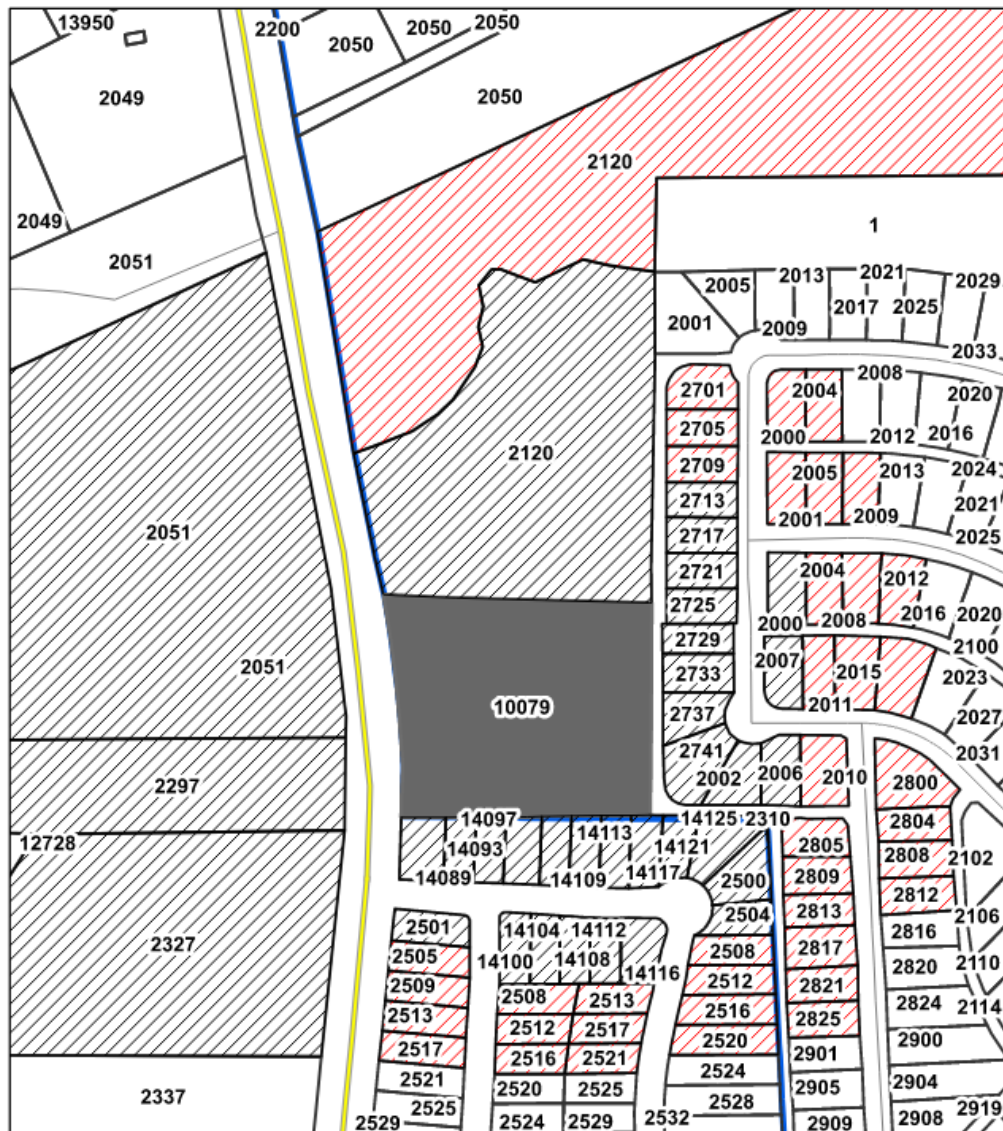
Aerial Map



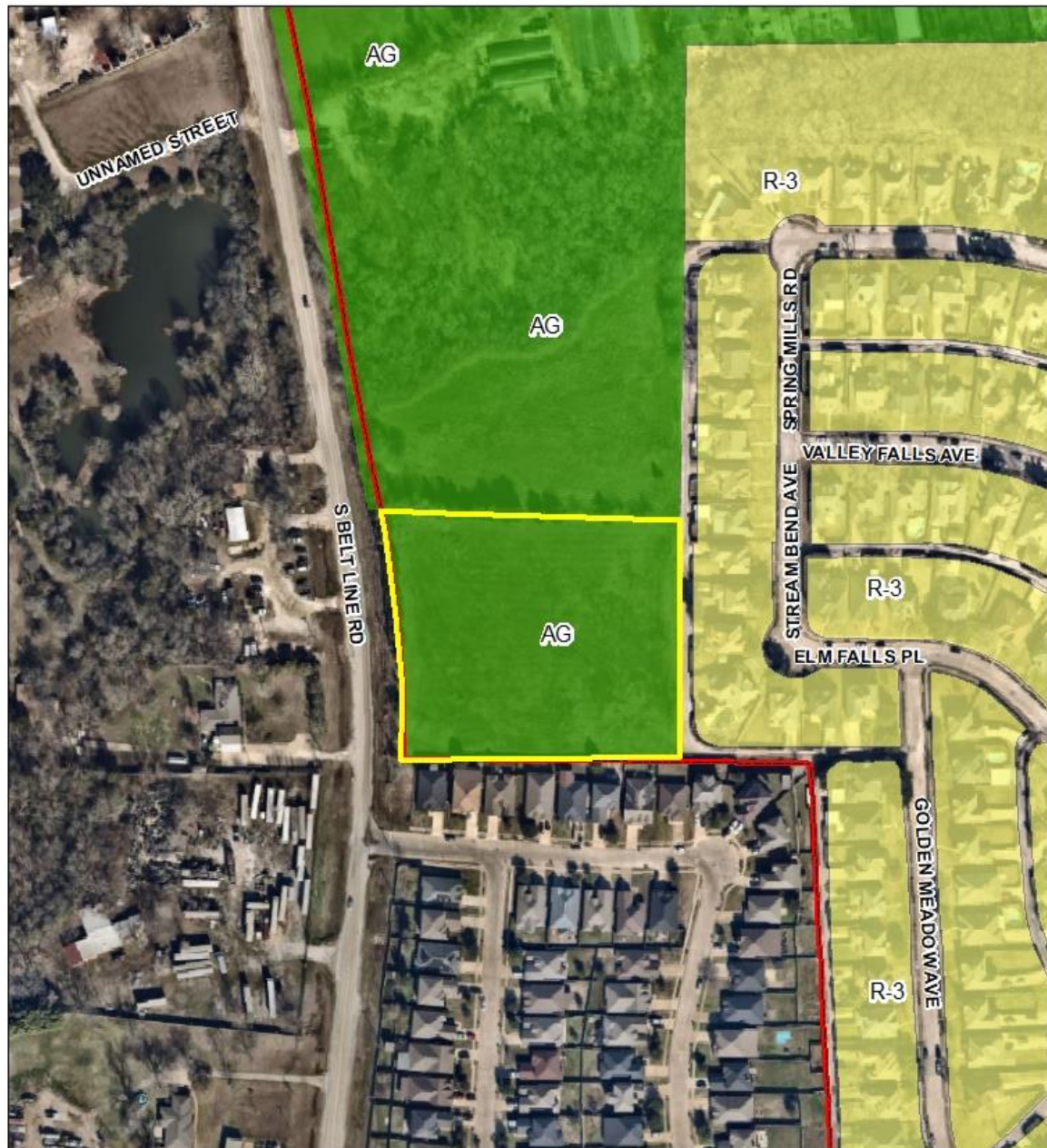
Location: 2298 S. Belt Line Road



Notification Map

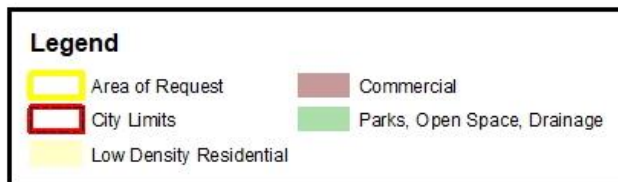


Zoning Map



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map





Facing north from the southeast corner of the property.



Facing northwest from the southeast corner of the property.

ATTACHMENT 5 – SITE PICTURES



Facing west from the southeast corner of the property.



Facing east along S. Belt Line Road



Facing north along S. Belt Line Road



ATTACHMENT 7 – RETURNED NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED

MAR 19 2025

PLANNING AND ZONING

LOCATION: 10079 S Belt Line Road
(See attached map for reference)
DCAD: 65034156210070000
FILE NUMBER: Z0924-0369
APPLICANT: Tierra Carter-Simmons - Inspiring You to Greatness
REQUEST: From: Agricultural
To: R3 – Single Family Residential

The requested zoning change from Agricultural to R3 – Single Family Residential to allow a single family subdivision in addition to other uses permitted by right in the R3 – Single Family Residential zoning districts and a comprehensive plan amendment to change the future land use designation from Commercial to Low-Density Residential.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Being approximately 3.5892 acres in the Alexander Chumley Survey, Abstract No. 341

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, March 24, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, April 21, 2024**, located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or tclark@cityofmesquite.com

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **March 20, 2024**, to be included in the Planning and Zoning Commission packet and, by **March 28, 2024**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0924-0369

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

William + Sonya Stokes

12717 Stream Bend Ave Mesquite, Tx 75181

[Signature] + Sonya Stokes

Date: 3/17/2025

Reasons (optional):

too congested already - NO !!

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

FILE NUMBER: Z0325-0386
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 24, 2025
City Council: Monday, April 21, 2025

GENERAL INFORMATION

Applicant: Iresha Hayes-Williams, Lighthouse Academy Mesquite
Requested Action: Rezone from "GR," General Retail with Conditional Use Permits (Ord. 4855 and Ord. 4901) to "GR," General Retail with a Conditional Use Permit to allow child day care services as a permitted use in Suite 402, 500, and 600.
Location: 1515 E. Kearney Street, Suite #600 (Attachment 1)

SITE BACKGROUND

Platting: Meadow Creek Retail Phase 1 Replat, Block 1, Lot 1
Size: 2.91 Acres
Zoning: GR - General Retail
Future Land Use: Neighborhood Retail
Zoning History: 1972: Annexed into the City of Mesquite, Zoned Residential
1972: Rezoned to Planned Development - Townhomes
1980: Rezoned to GR, General Retail
2021: Approved Conditional Use Permit (Ord. 4855)
2021: Approved Conditional Use Permit (Ord. 4901)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-SF – Planned Development Single Family (Ord. No. 1926)	Single Family Residences
SOUTH:	R-3, Single Family Residential	Single Family Residence
EAST:	R-3, Single Family Residential	Single Family Residence
WEST:	GR – General Retail	Vacant / Undeveloped

CASE SUMMARY

The applicant seeks a Conditional Use Permit (CUP) to allow Lighthouse Academy Mesquite to expand its existing child day care services at 1515 E. Kearney Street. In 2021, the City Council approved two Conditional Use Permits (Ord. 4855 and Ord. 4901) for Suites 402 and 500 at the subject property to allow child day care services. Lighthouse Academy Mesquite now seeks to expand its operations by converting Suite 600, formerly a convenience store, into a gymnasium for its programs. The renovation will include modifications to comply with state and local childcare licensing regulations.

Lighthouse Academy Mesquite is a private daycare center serving children ages 6 weeks to 12 years. Hours of operation are 6:00 AM to 6:30 PM, Monday through Friday. The hours of operation are 6:00 AM to 6:30 PM, Monday through Friday. While no major exterior modifications are planned, interior renovations will convert the space into a gymnasium. This expansion will enable the center to accommodate more children, helping to reduce waitlists and meet the increasing demand for quality childcare in Mesquite.

The Mesquite Zoning Ordinance (MZO) requires a CUP to operate a child day care center in General Retail zoning. The business will meet all required Building Code and Fire Code requirements.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Neighborhood Retail on the Future Land Use Map (see attachment 4). "Neighborhood Retail establishments include 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."

STAFF COMMENTS:

The CUP to allow a child day care center is consistent with the *Mesquite Comprehensive Plan's* Neighborhood Retail designation. The proposed CUP will provide "convenience services in proximity to the large housing stock within a one-mile radius of the property."

MESQUITE ZONING ORDINANCE

SECTION 5-310(N): REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes public health, safety, and welfare.

STAFF COMMENTS: The proposed CUP will expand Lighthouse Academy Mesquite's child care services from Suites 402 and 500 to include Suite 600. This expansion will allow the center to serve more children in Mesquite. Additionally, the interior remodel into a gymnasium will adhere to all state and local regulations, ensuring compliance with public health, safety, and general welfare standards.

2. The consistency of the proposed CUP with the Comprehensive Plan.

STAFF COMMENTS: The proposed CUP is consistent with the Mesquite Comprehensive Plan's Future Land Use Map, which designates the site for Neighborhood Retail. This designation supports a variety of retail and personal service businesses that cater to the daily needs of the Mesquite residents, including child care services.

3. The consistency of the proposed CUP with any adopted land use policies.

STAFF COMMENTS: The proposed CUP is consistent with the previously approved conditional use permits (Ord. 4855 and Ord. 4901) allowing child day care services on the subject property.

4. The extent to which the proposed CUP created nonconformities.

STAFF COMMENTS: City staff does not believe that the proposed CUP will create any non-conformities.

5. The compatibility with the existing uses and zoning of nearby property such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

STAFF COMMENTS: City Staff does not believe the proposed CUP will be injurious to existing uses. The business is located in a multi-tenant building with ten (10) other businesses, including a computer repair shop, restaurant, church, medical offices, dance studio, and a hair salon.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The area surrounding the subject property within the City of Mesquite has experienced limited development activity in recent years.

7. Whether adequate public facilities are available including, but not limited to, schools, parks, police, and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the CUP were adopted.

STAFF COMMENTS: Public facilities are available and currently in use for the existing businesses.

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

STAFF COMMENTS: City staff believes that the subject property has sufficient off-street parking for the proposed uses.

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

STAFF COMMENTS: With the currently existing daycare, city staff does not believe there will be an additional nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: Lighthouse Academy Mesquite will be required to comply with Texas Health and Human Services (THHS) Child Care Licensing requirements.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the Mesquite Comprehensive Plan's goal of providing neighborhood services. The expansion will not negatively impact the surrounding area, including the nearby single-family residential neighborhood.

RECOMMENDATIONS

City staff recommends approval of the CUP to allow a child day care center located at 1515 E. Kearney Street, Suite 600.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of March 21, 2025, Staff has not received any returned property owner notices for the request.

CODE CHECK

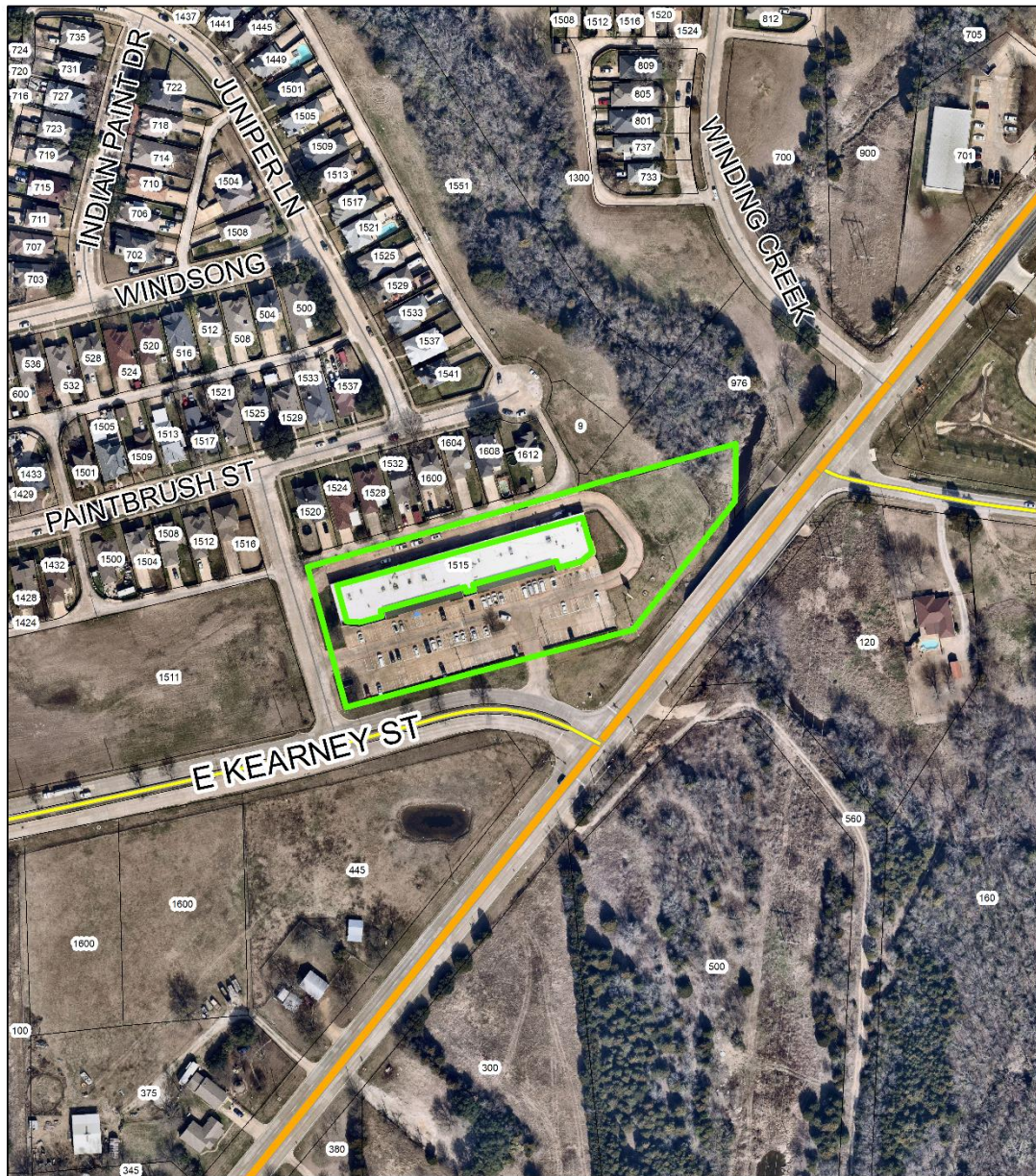
A site inspection found no visible code violations as of the date of this report.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map

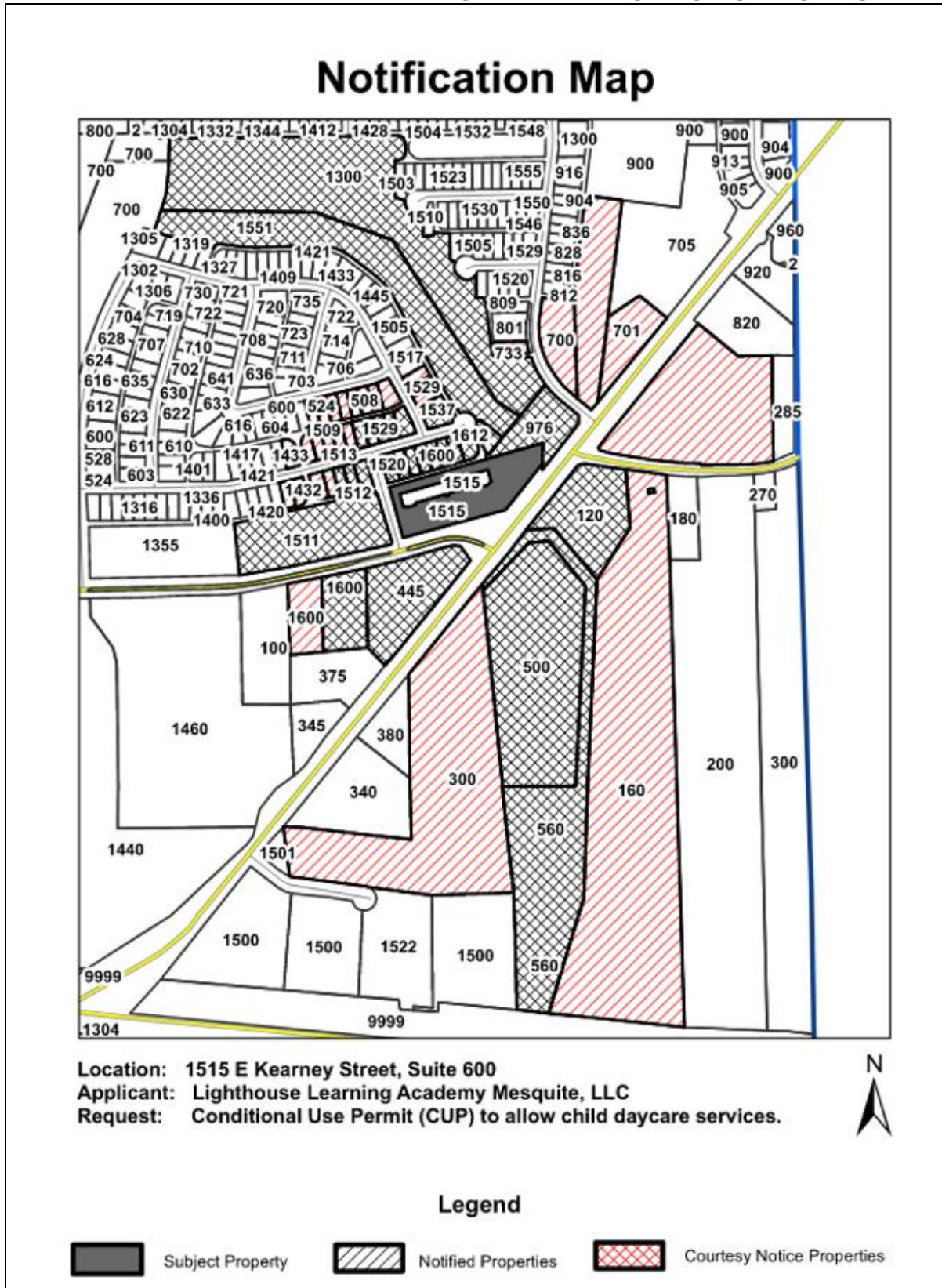


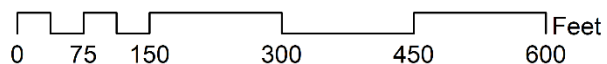
Legend

 Subject Property

0 85 170 340 510 Feet

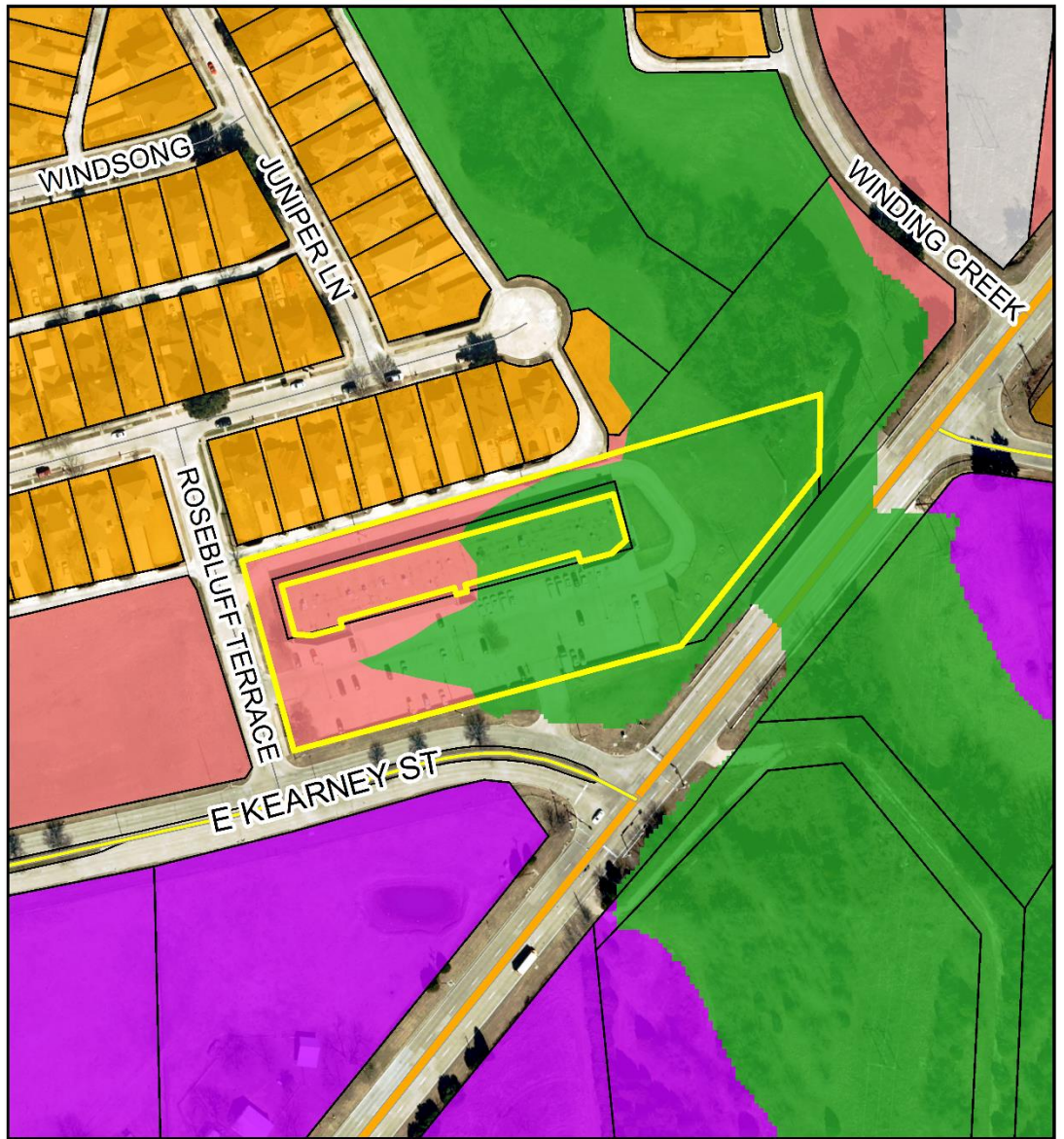
ATTACHMENT 2 – PUBLIC NOTIFICATION MAP





ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PHOTOS



Lighthouse Academy Mesquite, facing north



Proposed expansion into Suite 600 (formerly convenience store), facing east



Parking lot at 1515 E. Kearney, facing south



1515 E. Kearney Suite 402, facing north

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
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 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 taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: Ola Alexander Limited Partnership Phone Number: 817-307-5995

Address: 4910 Dublin Creek Ln., Parker, TX 75002

817-307-5995

Email Address: olafamilypartners@gmail.com

Signature: 

Each property owner must complete a separate authorization form



ATTACHMENT 6 – APPLICATION MATERIALS

LEGAL DESCRIPTION

BEING A PART OF LOT 1, BLOCK 1, REPLAT OF MEADOW CREEK RETAIL, PHASE 1, BLOCK A, LOT 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86148, PAGE 775, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO CROSSROADS CHURCH OF MESQUITE, INC. OF RECORD IN VOLUME 2001174, PAGE 2489, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF KEARNEY STREET WITH THE EAST RIGHT-OF-WAY OF ROSEBLUFF TERRACE (60' R.O.W.) AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 15°13'10" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROSEBLUFF TERRACE, A DISTANCE OF 213.09 FEET TO A 5/8" ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH RIGHT-OF-WAY LINE OF AN 18' ALLEY RIGHT-OF-WAY;

THENCE NORTH 74°34'07" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 18' ALLEY, A DISTANCE OF 652.03 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 01°54'39" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 83.38 FEET TO A "TXDOT" RIGHT-OF-WAY MONUMENT FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF A CALLED 4,065 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, OF RECORD IN VOLUME 91132, PAGE 2916, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 352 (VARIABLE WIDTH R.O.W.);

THENCE SOUTH 39°23'49" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 352, A DISTANCE OF 230.40 FEET TO A "TXDOT" RIGHT-OF-WAY MONUMENT FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID 4,065 SQUARE FOOT TRACT, AND BEING IN THE SOUTH LINE OF SAID LOT 1, AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID STATE HIGHWAY 352 WITH THE NORTH LINE OF SAID KEARNEY STREET

THENCE SOUTH 74°;28'00" WEST ALONG THE NORTH LINE OF SAID KEARNEY STREET, A DISTANCE OF 439.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.798 ACRES OR 121,901 SQUARE FEET OF LAND.

ATTACHMENT 6 – APPLICATION MATERIALS



Lighthouse Learning Academy-Mesquite LLC



Iresha Hayes-Williams
Lighthouse Learning Academy-Mesquite LLC
1515 E Kearney St.
Mesquite, TX 75149
469-659-9538
lighthouseacademymesquite@gmail.com
02/20/2025

City of Mesquite Planning & Zoning Department
211 Municipal Way
Mesquite, TX 75149

Subject: Letter of Intent for Expansion of Lighthouse Learning Academy-Mesquite LLC into Suite 600

To Whom It May Concern,

I am writing to formally express my intent to expand my existing daycare facility, Lighthouse Learning Academy-Mesquite LLC, currently located at 1515 E Kearney St. in Mesquite, TX in suites 402&500, into Suite 600 within the shopping strip building. With the 3 year success of the daycare center currently this expansion is essential to meet the growing demand for childcare services in our community and to provide additional resources and space for the children and families we serve.

Expansion Purpose and Benefits:

The additional space will allow us to accommodate more children, thereby reducing waitlists and fulfilling the increasing need for quality childcare in Mesquite.

We plan to enhance our existing educational programs and create specialized areas for infants, toddlers, and preschool-aged children to ensure a safe and stimulating learning environment.

The expansion will create new job opportunities for childcare professionals in our community and we have secured a partnership with Mesquite Independent school system.

Proposed Changes & Compliance:

We intend to make necessary modifications to Suite 600 from being a convenient store to align with state and local childcare licensing regulations, including safety measures, sanitation, and proper facilities for the children.

We will work closely with the City of Mesquite to ensure full compliance with zoning, building codes, fire safety regulations, and any other applicable requirements.

Our daycare will continue to maintain the highest standards of care, as demonstrated by our compliance with Texas Health and Human Services (THHS) Child Care Licensing requirements.

ATTACHMENT 6 – APPLICATION MATERIALS



I would appreciate any guidance from the City of Mesquite regarding the next steps, including necessary permits, inspections, or approvals required to proceed with this expansion. Please let me know if there are specific forms or documents that need to be submitted along with this letter.

Thank you for your time and consideration. I look forward to working with the City of Mesquite to bring this expansion to fruition and continue serving the families in our community. Please feel free to contact me at 469-659-9538 or lighthouseacademymesquite@gmail.com if you require any additional information.

Sincerely,
Iresha Hayes-Williams Ph.D/ Owner/Director
Lighthouse Learning Academy-Mesquite LLC
469-659-9538