



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
May 12, 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 April 28, 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. Z0225-0383.

Conduct a public hearing and consider approval of Zoning Application No. Z0225-0383, submitted by JDJR Engineers & Consultants, Inc., on behalf of Chase Cooley of 20100 LBJ Freeway, LLC., for a zoning change from General Retail and Planned Development – Light Commercial Ordinance No. 2649 to Planned Development – Light Commercial with modified development standards to allow an auto dealership (new and used vehicles) with major automobile repair and collision services, and a multi-tenant commercial development located at 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street.

DIRECTOR'S REPORT

5. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on May 5, 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 May 12, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by May 9, 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**April 28, 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**

The meeting was called to order at 7:17 p.m. Planning and Development Services Administrative Aide Millie Laird 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 April 14, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes; Commissioner Melend seconded; the motion carried 6-0.

PUBLIC HEARINGS**1. ZONING APPLICATION NO. Z0125-0380.**

Conduct a public hearing and consider approval of Zoning Application No. Z0125-0380, submitted by Bhadresh Trivedi, Dosti Partners LLC, for a zoning change from Agricultural to Planned Development - Commercial with modified development standards to allow a flex office development with uses permitted in the Commercial zoning district with no outdoor storage located at 5801 Shannon Road (DCAD Address - 5800 Shannon Road).

Manager of Planning and Zoning Garrett Langford presented to the Commission.

DISCUSSION

Commissioner Cumby asked about the property's street address and the removal of the existing trees. Mr. Langford explained the addressing and tree removal processes, including tree survey and tree mitigation. Commissioners Arnold and Dharmarajan asked about the building's height. Mr. Langford stated that the Concept Plan shows the buildings may be up to three stories in height; however, the zoning ordinance limits how close a building can be to the property line based on the building height.

APPLICANT

Applicant Mathias Haubert, 2600 Network Blvd, Frisco, TX 75034, spoke to the Commission on the proposed development. Mr. Haubert indicated that the building height is variable but typically is 1.5 to 2 stories. He further indicated that a number of trees along the south property line will remain to provide a buffer. In response to Commissioner Arnold, he indicated that no roll-up doors would face the streets and that a wide variety of uses, as permitted in the PD, could go in the buildings.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward. Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Cumby to approve the zoning change to PD-Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan). Commissioner Melend seconded; the motion carried 6-0.

Chairperson Teferi advised the applicant that the case will be on the City Council Agenda for consideration on May 19, 2025.

DIRECTOR'S REPORT

4. Director of Planning and Development Services Adam Bailey provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on April 21, 2025:

Conduct a public hearing and consider ordinance for Zoning Application No. Z0924-0369, submitted by Tierra Carter-Simmons on behalf of Inspiring You to Greatness, for a change of zoning 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 South Belt Line Road (also addressed 2298 South Belt Line Road). **Postponed to May 19, 2025.**

Conduct a public hearing and consider ordinance for Zoning Application No. Z0325-0386, submitted by Lighthouse Learning Academy Mesquite, LLC., for a change of zoning from General Retail with Conditional Use Permits (Ordinance Nos. 4855 and 4901) to General Retail with a Conditional Use Permit to allow child daycare services as a permitted use located at 1515 East Kearney Street, Suites 402, 500, and 600 and repealing all ordinances in conflict with the provisions of this ordinance. **Approved by Ordinance No. 5161**

Two cases presented to the Commission on April 14, 2025, will be on the City Council Agenda for May 5, 2025: Z1123-0338 and Z0325-0390.

Mr. Bailey advised the Commission that he will send them a survey to get feedback on training topics/opportunities.

Chairwoman Teferi adjourned the meeting at 7:51 p.m.

Chairwoman Soira Teferi

FILE NUMBER: Z0225-0383
REQUEST FOR: Rezone to Planned Development (PD) – Light Commercial (LC) to allow a vehicle dealership (new and used) and an automotive repair shop
CASE MANAGER: John Cervantes, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 12, 2025
City Council: Monday, June 2, 2025

GENERAL INFORMATION

Applicant: Jim Dewey of JDJR Engineers & Consultants, Inc.
Requested Action: Zoning change to PD - LC with modified development standards to allow SIC Code 551 & 552 Motor Vehicle Dealers (New & Used) and SIC Code 753 – Automotive Repair Shop
Location: 20100 IH 635, 20104 IH 635, and 1000 Ridgeview St

SITE BACKGROUND

Platting: Not platted
Size: 12.4 +/- acres
Zoning: PD - LC (Ord. 2649) and General Retail (GR)
Future Land Use: Commercial
Zoning History: 1951: Partially annexed and zoned R-3, Single Family Residential
1954: Fully Annexed and zoned R-3, Single Family Residential and GR
1973: Rezoned to PD-LC (Ord. 2649)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD - Commercial	Warehouses
SOUTH:	GR and Service Station	Retail Strip Center
EAST:	R-3, Single Family Residential	Low-Density Residential
WEST:	Lyndon B Johnson Freeway/ IH 635	Right of Way

CASE SUMMARY

The applicant, representing the Clay Cooley Auto Group, is requesting a zoning change to establish a Planned Development (PD) district that would allow a new and used motor vehicle dealership with outdoor vehicle display and associated automotive repair services for Chrysler,

Jeep, Dodge, and Ram vehicles. The primary use will be located within a one-story building totaling approximately 40,810 square feet, which will include office space and vehicle service areas. In addition, the applicant is proposing six future multi-tenant commercial buildings totaling approximately 53,850 square feet, with individual building sizes ranging from 6,500 to 16,585 square feet. These future buildings are not part of the initial development phase and may be subject to modification; however, no additional buildings or square footage beyond what is proposed will be permitted in future phases without City Council approval. Site access will be provided via the adjacent service road, with no connections to neighboring residential streets. The development will comply with the parking requirements outlined in the Mesquite Zoning Ordinance (MZO). Rather than pursuing a Conditional Use Permit (CUP) as typically required for motor vehicle dealerships in the Light Commercial and Commercial districts, the applicant seeks to permit the use by right through the PD process. The PD will include modified development standards, including the addition of a landscape buffer and the adjustment of permitted uses.

The applicant previously submitted a zoning change request, which was presented to City Council on October 21, 2024, and was denied by a 6-1 vote. Since that time, the applicant has revised the proposal to address concerns raised during the initial review, specifically enhancing buffering measures for the adjacent residential neighborhood. Additionally, the revised plan includes a broader vision for the area, incorporating future development concepts for nearby vacant parcels aimed at supporting multi-tenant commercial uses. Given this substantive change, City staff granted an exemption from the one-year waiting period typically required following a denial, allowing this new request to move forward for consideration.

MESQUITE ZONING ORDINANCE

SEC. 4-201(A): PROPOSED USES

“An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance.”

Staff Comments: The proposed PD will incorporate the Light Commercial zoning district as its base zone with all applicable regulations and uses, as amended, from the Mesquite Zoning Ordinance. The PD will allow SIC Code 551 & 552 Motor Vehicle Dealers (New & Used) and SIC Code 753 – Automotive Repair Shop in the PD by right, whereas they are not normally allowed at all in the LC, Light Commercial district. In addition, stipulations exist within the

development standards that protect against the outdoor storage of disassembled vehicles and parts. There is also a requirement that the outdoor inventory of used vehicles is limited to no more than 50% of the total inventory. Minor, major, and collision repair services are prohibited from operating without a valid Certificate of Occupancy in conjunction with a vehicle dealership on the property. Lastly, a number of uses are prohibited on the property, such as convenience stores, gift novelty, souvenir shops, tobacco stores, alternative financial institutions, and coin-operated laundries.

SEC. 4-201(B): DEVELOPMENT REQUIREMENTS

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening, and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

Staff Comments: *Provided as Exhibit B (attachment 8), the proposed PD includes one change to the development requirements. Landscaping will be enhanced to ensure a 20-foot wide landscape buffer with large canopy trees planted 30 feet on-center between the proposed development and the existing neighboring residential properties along the northeast property line. All other requirements will be met.*

SEC. 4-201(C): CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

Staff Comments: *The proposed PD requires that the sale and repair of vehicles shall be consistent with Exhibit C (attachment 9). Modifications to the concept plan may occur to comply with Building Codes and Fire Codes, Mesquite Engineering Design Manual, and TxDOT driveway standards. Modifications can include building and driveway placement.*

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District 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 PD promotes the public welfare by enabling appropriate commercial development on a highway frontage road, which is generally suitable for vehicle-related services. The stipulations restricting outdoor storage and requiring enhanced landscaping serve to minimize potential nuisances to adjacent residential uses, thereby balancing economic development with neighborhood protection.*

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

Staff Comments: *The proposed use aligns with the **City's Future Land Use Map**, which designates this area as Commercial. Automotive sales and repair are consistent with highway-oriented commercial activities. By using a PD to tailor standards, the request upholds the City's intent to support compatible land uses while mitigating adverse impacts.*

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

Staff Comments: *The proposed PD District supports the City Council's strategic goal of a **Vibrant Economy (Goal 4.1)**: The development promotes private investment through the introduction of a new vehicle dealership and future commercial space, contributing to economic growth and job creation.*

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

Staff Comments: *Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.*

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

Staff Comments: *The project is compatible with commercial and retail uses to the north and south, as well as the highway to the west. The PD introduces buffers and limits access to reduce impacts on residential uses to the east, enhancing compatibility. The tailored site design and landscaping are key mitigating factors.*

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

Staff Comments: *The area along IH 635 is increasingly developed with service-oriented commercial uses, including warehouses and retail centers. The trend supports commercial intensification along major corridors, making this proposal consistent with ongoing development patterns.*

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: *While the current Light Commercial zoning allows general commercial uses, it does not permit motor vehicle dealerships or auto repair by right. Given the site's location along a major freeway and its size (12.4 acres), the property is well-suited for highway-serving commercial uses like those proposed. The PD provides a more feasible and market-responsive development path.*

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 site is served by existing infrastructure, including roads, utilities, and public safety services. There is no anticipated burden on schools or parks, as the use is non-residential. Fire and police services can be adequately provided, and TxDOT access standards will be met.*

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

Staff Comments: *The PD provides greater public benefit than standard zoning by:*

- *Requiring enhanced landscaping and buffering*

- *Limiting outdoor inventory and disassembly*
- *Prohibiting nuisance-prone uses*

These tailored standards would not be achievable under a standard LC zoning district with a Conditional Use Permit.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

Staff Comments: *The concept plan demonstrates a creative and responsive site design by separating commercial operations from nearby residential areas through buffering, controlled access, and aesthetic enhancements. These features elevate the quality of development beyond what standard LC zoning could enforce.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed Planned Development to allow a new and used vehicle dealership with automotive repair services is not anticipated to harm the area. Access to the site will be limited to the frontage road to limit the disturbance of commercial activity on neighboring property owners. A landscape buffer, a photometric plan, and a screening wall will be required to appropriately protect the residential district from dealership activities.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – Light Commercial to allow a new and used vehicle dealership with outdoor display and auto repair services with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan), located at 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street (as described in Exhibit A).

PUBLIC NOTICE

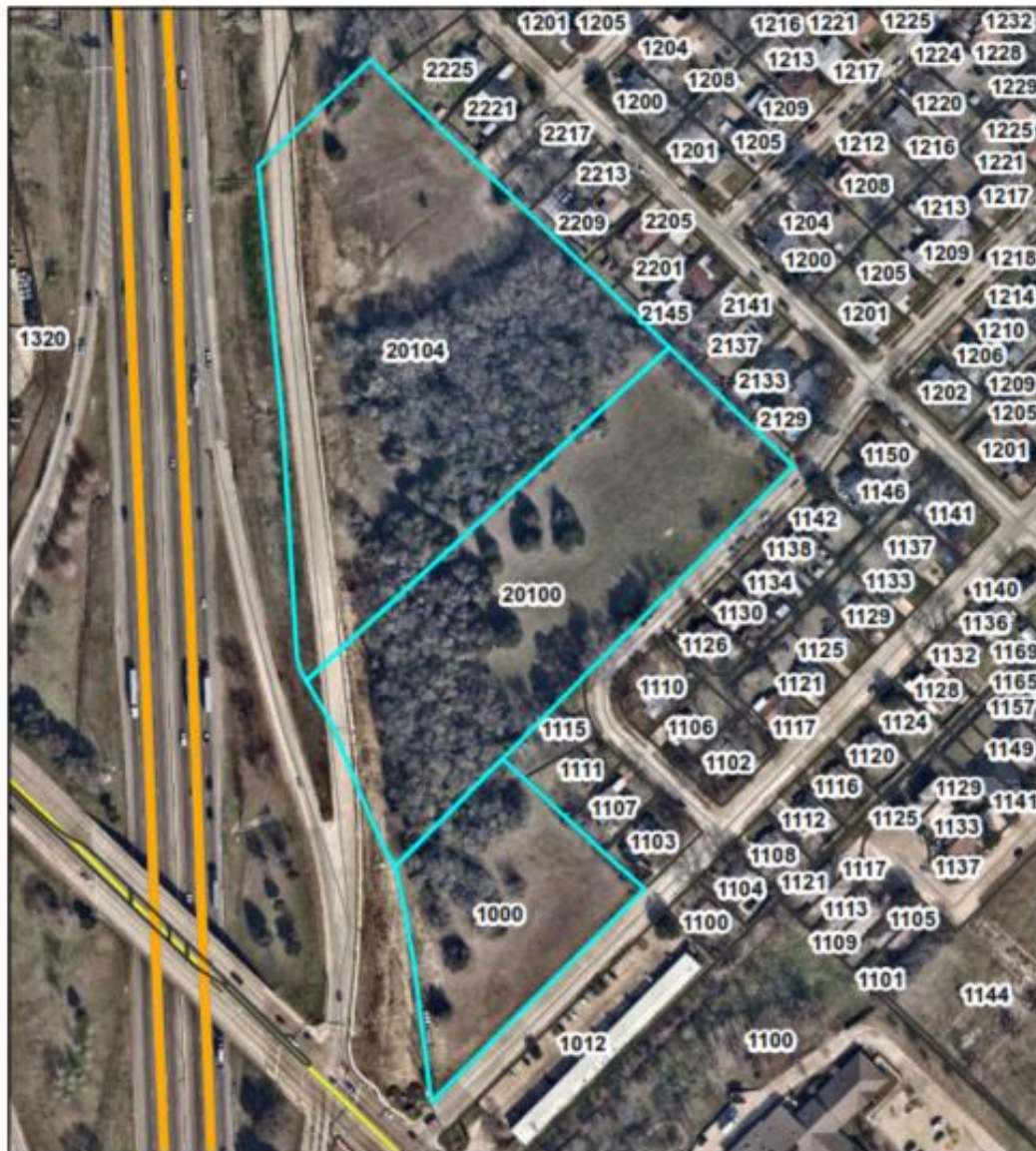
Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of May 9, 2025, Staff has received one courtesy notice opposed.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description (Exhibit A)
8. Development Standards (Exhibit B)
9. Concept Plan (Exhibit C)
10. Returned Notice(s)

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 20104 IH 635, 20100 IH 635, and 1000 Ridgeview St

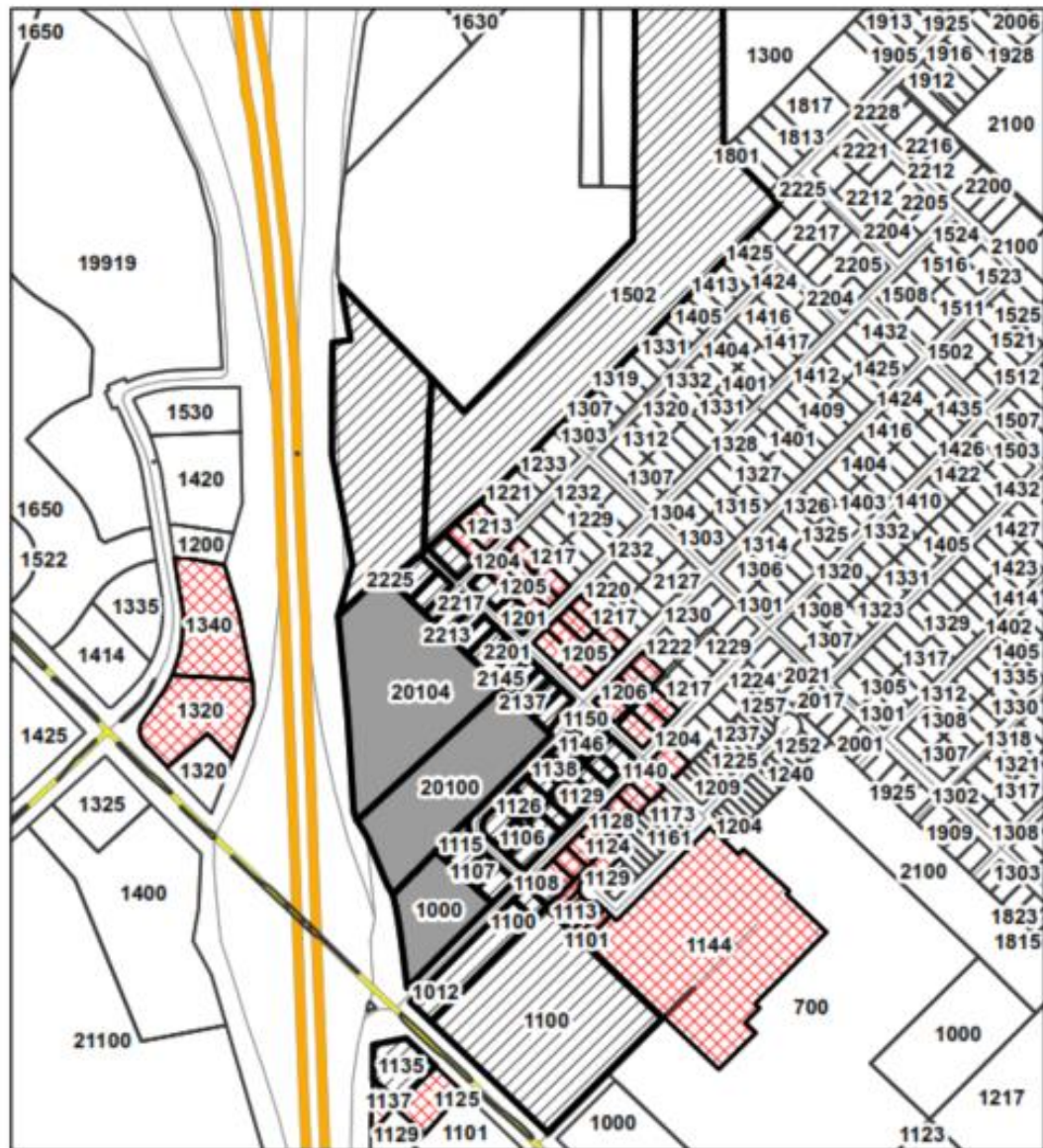
Legend

 Subject Properties



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



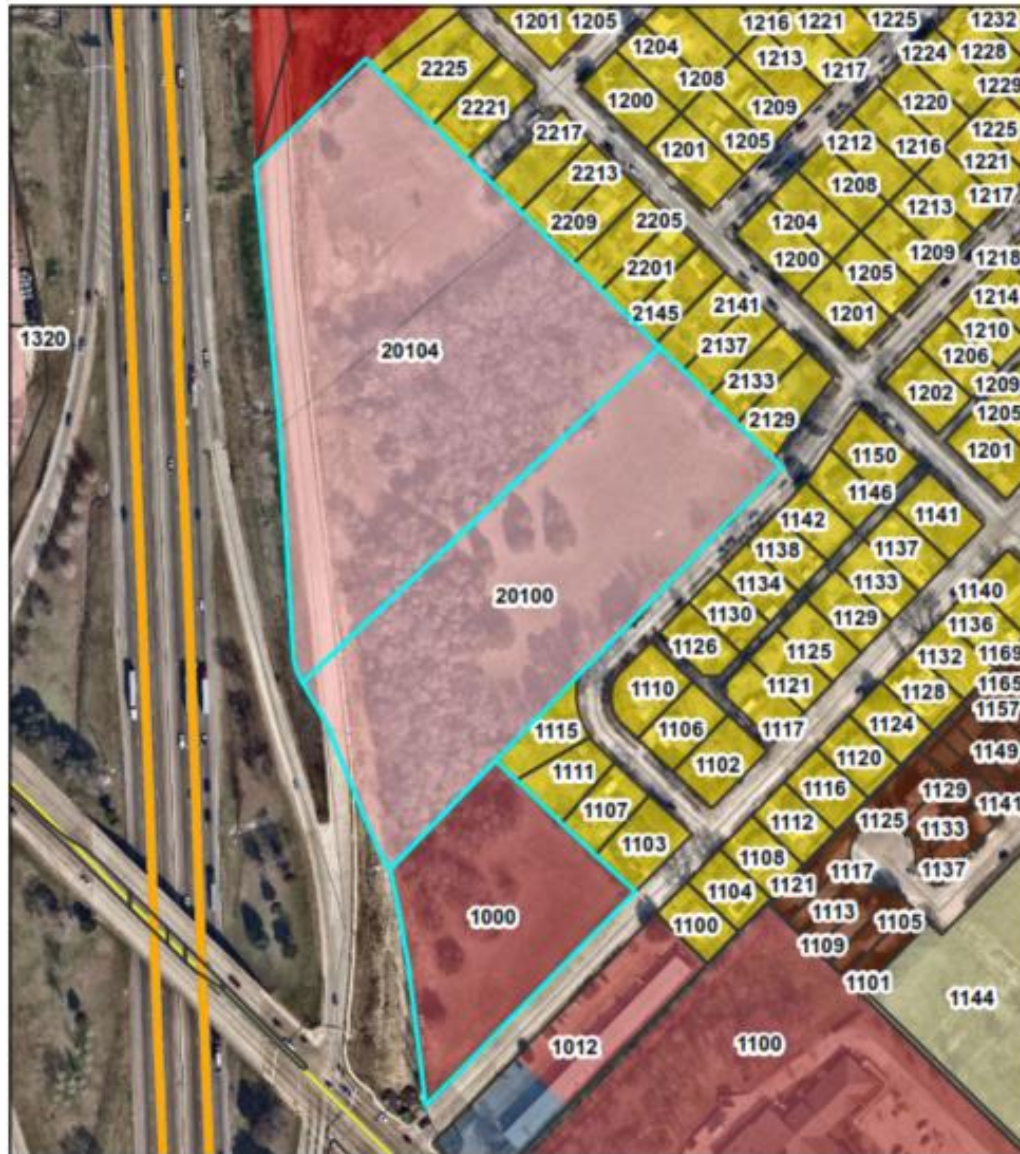
Location: 20104 IH 635, 20100 IH 635, and 1000 Ridgeview St

Legend

 Subject Properties  Notice Area  Courtesy Notice Area

ATTACHMENT 3 – ZONING MAP

Zoning Map



Location: 20104 IH 635, 20100 IH 635, and 1000 Ridgeview St

Legend

 Subject Properties	 Light Commercial	 Single Family Residential
 Service Station	 General Retail	 Traditional Neighborhood Mixed Res.
 Duplex	 Commercial	

This aerial map displays a residential neighborhood with individual lots numbered from 1000 to 1320. A large, irregularly shaped area in the center-left is highlighted in red and outlined with a thick cyan border. This red-shaded area includes lots 20104, 20100, and 1000. Surrounding this area are numerous other lots, many of which are colored yellow or green. The lots are arranged in a grid-like pattern, with some larger lots (e.g., 20104, 20100) and many smaller ones. A multi-lane highway runs vertically along the left side of the map. The overall layout suggests a planned residential development.

 Subject Properties
 Commercial
 Low Density Residential
 Medium Density Residential
 Regional Retail
 High Density Residential
 Parks, Open Space, Drainage
 US 80 Special Planning Area

ATTACHMENT 5 – SITE PICTURES



Subject property facing southeast, from IH-635 Frontage Road.



Subject property facing Northeast, from IH-635 Frontage Road.



Subject property from Ridgeview Street, facing north.



Subject property from Richard Street, facing northwest.

ATTACHMENT 6 – APPLICATION MATERIALS

Project Intent and Purpose Description

Proposed zoning: PD(LC) with new and used automobile dealership with minor & major auto repair services as an allowable use.

The proposed use: New and used automobile dealership with minor & major auto repair services.

The proposed use is in accordance to the future land use in the Mesquite Comprehensive Plan.

Existing Use: Vacant
Existing Zoning: LC

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 Planned Development Application.

Property Owner: 20100 LBJ FREEWAY LLC Phone Number: (214) 597-8697
Address: 1251 E Airport Freeway
Irving, Texas 75062-4804 Email Address: chase@comeseeclay.com
Signature: Chase Cooley

Each property owner must complete a separate authorization form

ATTACHMENT 7 – LEGAL DESCRIPTION

12.4044 AC. PARCEL DESCRIPTION

WHEREAS 20100 LBJ FREEWAY, LLC, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE DANIEL TURNER SURVEY, ABSTRACT NUMBER 1462, IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, SAME BEING A PART OF LOT 5 IN BLOCK 73 OF NORTHBRIDGE ESTATES NO. 6, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 40, PAGE 37, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE 2.188 ACRE, 4.495 ACRE, AND 5.722 ACRE TRACTS OF LAND CONVEYED TO 20100 LBJ FREEWAY LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NUMBER 202200310578, 202200310577, AND 202200310576 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD '83)):

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF SAID 20100 LBJ FREEWAY LLC – 2.188 AC. TRACT, AND BEING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF RIDGEVIEW STREET (A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEAST RIGHT-OF-WAY OF GROSS ROAD (A 120 FOOT RIGHT-OF-WAY);

THENCE NORTH 07° 17' 33" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 20100 LBJ FREEWAY LLC – 2.188 AC. TRACT, COMMON WITH THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 635 (A VARIABLE WIDTH RIGHT-OF-WAY) FOR A DISTANCE OF 295.49 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 14° 26' 53" WEST AND CONTINUING ALONG THE WEST LINE OF SAID 20100 LBJ FREEWAY LLC – 2.188 AC. TRACT, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 635 FOR A DISTANCE OF 71.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHWEST CORNER OF SAID 20100 LBJ FREEWAY LLC – 2.188 AC. TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF PARCEL 2 TO THE STATE OF TEXAS, AS RECORDED UNDER INSTRUMENT NO. 201600248463 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, COMMON WITH THE MOST SOUTHWESTERLY CORNER AFORESAID 20100 LBJ FREEWAY LLC – 4.495 AC. TRACT;

THENCE NORTH 14° 21' 04" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID PARCEL 2 AND THE SOUTHWEST LINE OF AFORESAID 20100 LBJ FREEWAY LLC – 4.495 AC. TRACT FOR A DISTANCE OF 200.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 06° 27' 04" WEST AND CONTINUING ALONG THE EAST LINE OF SAID PARCEL 2 AND THE SOUTHWEST LINE OF AFORESAID 20100 LBJ FREEWAY LLC – 4.495 AC. TRACT, FOR A DISTANCE OF 146.32 FEET TO THE NORTHEAST CORNER THEREOF OF SAID PARCEL 2, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED PARCEL 3 AS DESCRIBED BY DEED TO THE STATE OF TEXAS AS RECORDED UNDER INSTRUMENT NUMBER 201600298231 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE COMMON CORNER OF AFORESAID 20100 LBJ FREEWAY LLC – 4.495 AND 5.722 ACRE TRACTS;



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRIPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10106700

12.4044 ACRE PARCEL
20100 LBJ FREEWAY LLC, PROPERTY
DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: FEBRUARY 10, 2025
SCALE: 1"=200'

F:\H635E-GROSS

SHEET 1 OF 5

12.4044 AC. PARCEL DESCRIPTION CONTINUED....

THENCE FOLLOWING ALONG THE EAST LINE OF SAID PARCEL 3 AND THE WEST LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 5.722 AC. TRACT FOR THE FOLLOWING, NUMBERED (1) THROUGH (6):

1. NORTH 06° 27' 04" WEST, FOR A DISTANCE OF 203.85 FEET TO A POINT FOR CORNER;
2. NORTH 00° 06' 25" WEST, A DISTANCE OF 125.77 FEET TO A POINT FOR CORNER;
3. NORTH 06° 27' 44" WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;
4. NORTH 10° 27' 08" WEST, A DISTANCE OF 174.54 FEET TO A POINT FOR CORNER;
5. NORTH 00° 38' 29" WEST, A DISTANCE OF 199.72 FEET TO A POINT FOR CORNER;
6. NORTH 10° 41' 08" EAST, A DISTANCE OF 39.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHEAST CORNER OF SAID PARCEL 3, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED PARCEL 4, PART 1 AS DESCRIBED BY DEED TO THE STATE OF TEXAS AS RECORDED UNDER INSTRUMENT NUMBER 201600109937 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 48° 31' 02" EAST AND FOLLOWING ALONG THE NORTH LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 5.722 AC. TRACT FOR A DISTANCE OF 120.88 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER, SAME BEING THE WESTERNMOST CORNER OF BLOCK 69 OF NORTHRIDGE ESTATES NO. 5, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 28, PAGE 197, MAP RECORDS, DALLAS COUNTY, TEXAS OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 45° 46' 34" EAST AND FOLLOWING ALONG THE NORTHEAST LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 5.722 AC. AND 4.495 ACRE TRACTS AND THE WEST LINE OF SAID BLOCK 69 OF SAID NORTHRIDGE ESTATES, AND ALONG THE WEST LINE OF BARBARA STREET (50' RIGHT-OF-WAY), AND BLOCK 70 OF SAID NORTHRIDGE ESTATES, FOR A DISTANCE OF 861.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTHERNMOST CORNER OF SAID BLOCK 70, AND BEING THE EAST CORNER OF AFORESAID 20100 LBJ FREEWAY LLC - 4.495 AC. TRACT, SAID POINT ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF RICHARD STREET;

THENCE SOUTH 44° 01' 07" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RICHARD STREET AND ALONG THE SOUTHEAST LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 4.495 AC. TRACT FOR A DISTANCE OF 621.89 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER, SAME BEING THE COMMON CORNER OF AFORESAID 20100 LBJ FREEWAY LLC - 2.188 AC. AND 4.495 AC. TRACTS AND ALSO BEING THE WESTERNMOST CORNER OF LOT 4 IN BLOCK 73 OF SAID NORTHRIDGE ESTATES NO. 6, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 40, PAGE 37, MAP RECORDS, DALLAS COUNTY, TEXAS;



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10106700

12.4044 ACRE PARCEL
20100 LBJ FREEWAY LLC, PROPERTY
DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: FEBRUARY 10, 2025
SCALE: 1"=200'

F:\H635E-GROSS

SHEET 2 OF 5

12.4044 AC. PARCEL DESCRIPTION CONTINUED.....

THENCE SOUTH 45° 51' 20" EAST AND FOLLOWING ALONG THE NORTHEASTERLY LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 2.188 AC. TRACT AND THE SOUTHWEST LINE OF SAID BLOCK 73 OF SAID NORTHRIDGE ESTATES NO. 6, FOR A DISTANCE OF 290.00 FEET TO A 1/2" IRON FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID RIDGEVIEW STREET;

THENCE SOUTH 43° 51' 50" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RIDGEVIEW STREET, COMMON WITH THE SOUTHEAST LINE OF AFORESAID 20100 LBJ FREEWAY LLC - 2.188 AC. TRACT FOR A DISTANCE OF 443.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.4044 ACRES OR 540,337 SQUARE FEET OF LAND, MORE OR LESS.



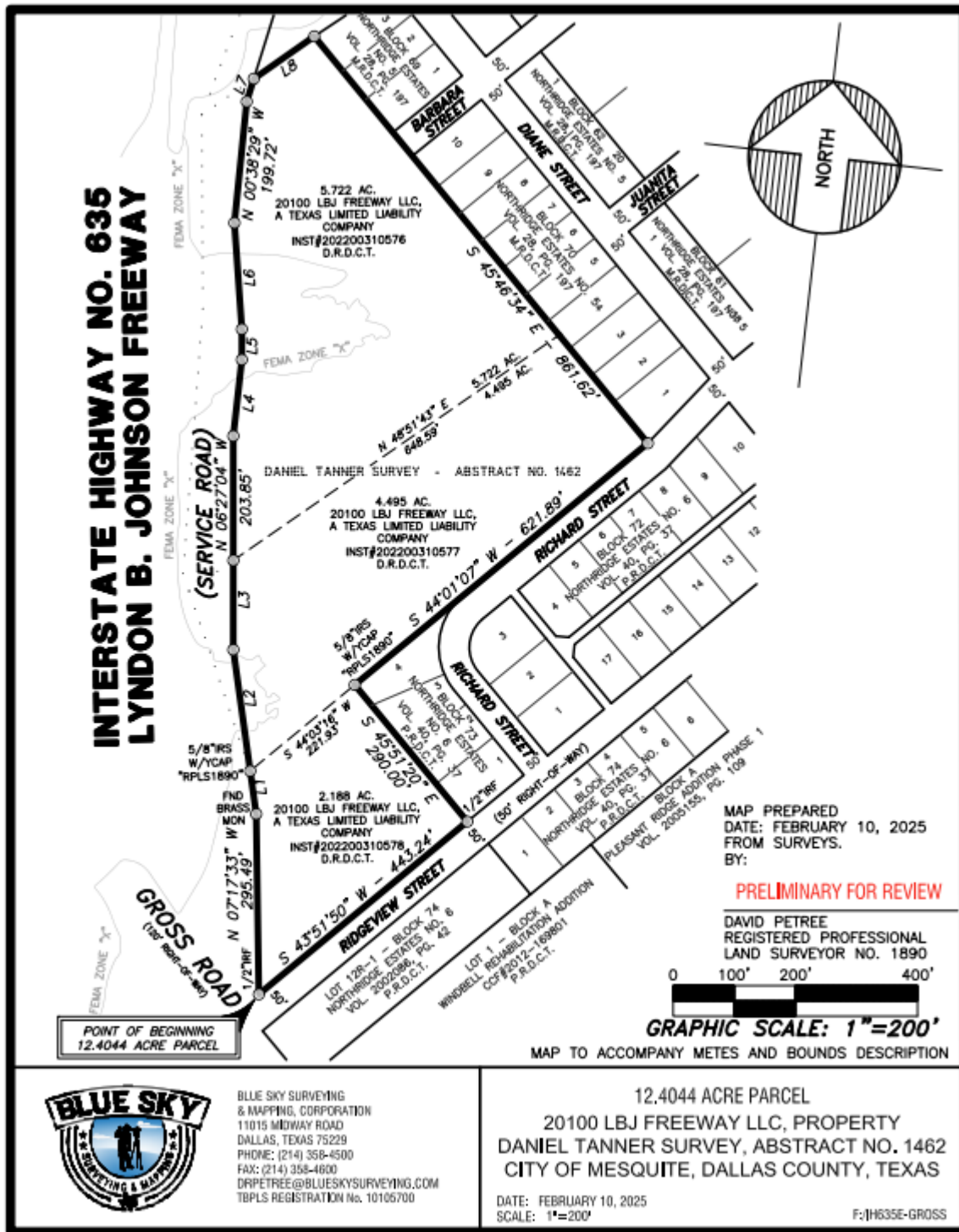
BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TOLPS REGISTRATION No. 10106700

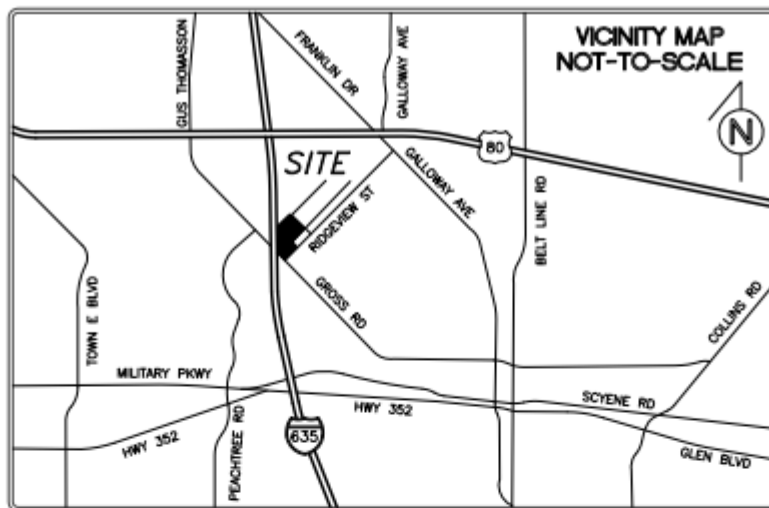
12.4044 ACRE PARCEL
20100 LBJ FREEWAY LLC, PROPERTY
DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: FEBRUARY 10, 2025
SCALE: 1"=200'

F:\H635E-GROSS

SHEET 3 OF 5





~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 14°26'53" W	71.20'
L2	N 14°21'04" W	200.65'
L3	N 06°27'04" W	146.32'
L4	N 00°06'25" W	125.77'
L5	N 06°27'44" W	50.00'
L6	N 01°27'08" W	174.54'
L7	N 10°41'08" E	39.11'
L8	N 48°31'02" E	120.88'



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
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TBPLS REGISTRATION No. 10106700

12.4044 ACRE PARCEL
20100 LBJ FREEWAY LLC, PROPERTY
DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: FEBRUARY 10, 2025
SCALE: 1"=200'

F:\H635E-GROSS

SHEET 5 OF 5

ATTACHMENT 8 – DEVELOPMENT STANDARDS

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning district is Light Commercial (“LC”) for Lots 1, 2, and 3, as shown on Exhibit C, the Concept Plan. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

- A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the LC District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
- 1) The permitted uses requiring a conditional use permit (“CUP”) as set out in the MZO also require a CUP for the use to be permitted on the Property unless permitted in subsection B. below.
 - 2) The following uses are permitted on Lot 3 in addition to those outlined under the LC District classification:
 - i. SIC Code 551 and 552 – Motor Vehicle Dealer (new & used) with outdoor display with the following stipulations:
 1. Used vehicles are only permitted in conjunction with new vehicle sales.
 2. Outdoor display of used inventory shall be limited to no more than 50% of the inventory on the Property.
 - ii. SIC Code 753 – Automotive Repair, including minor, major, and collision services, are permitted with the following stipulations:
 1. No outdoor storage of inoperable vehicles with external body damage shall be permitted.
 2. No outdoor storage of parts or disassembled vehicles.
 3. All repair, service, and assembly of vehicles shall be conducted in an enclosed structure.

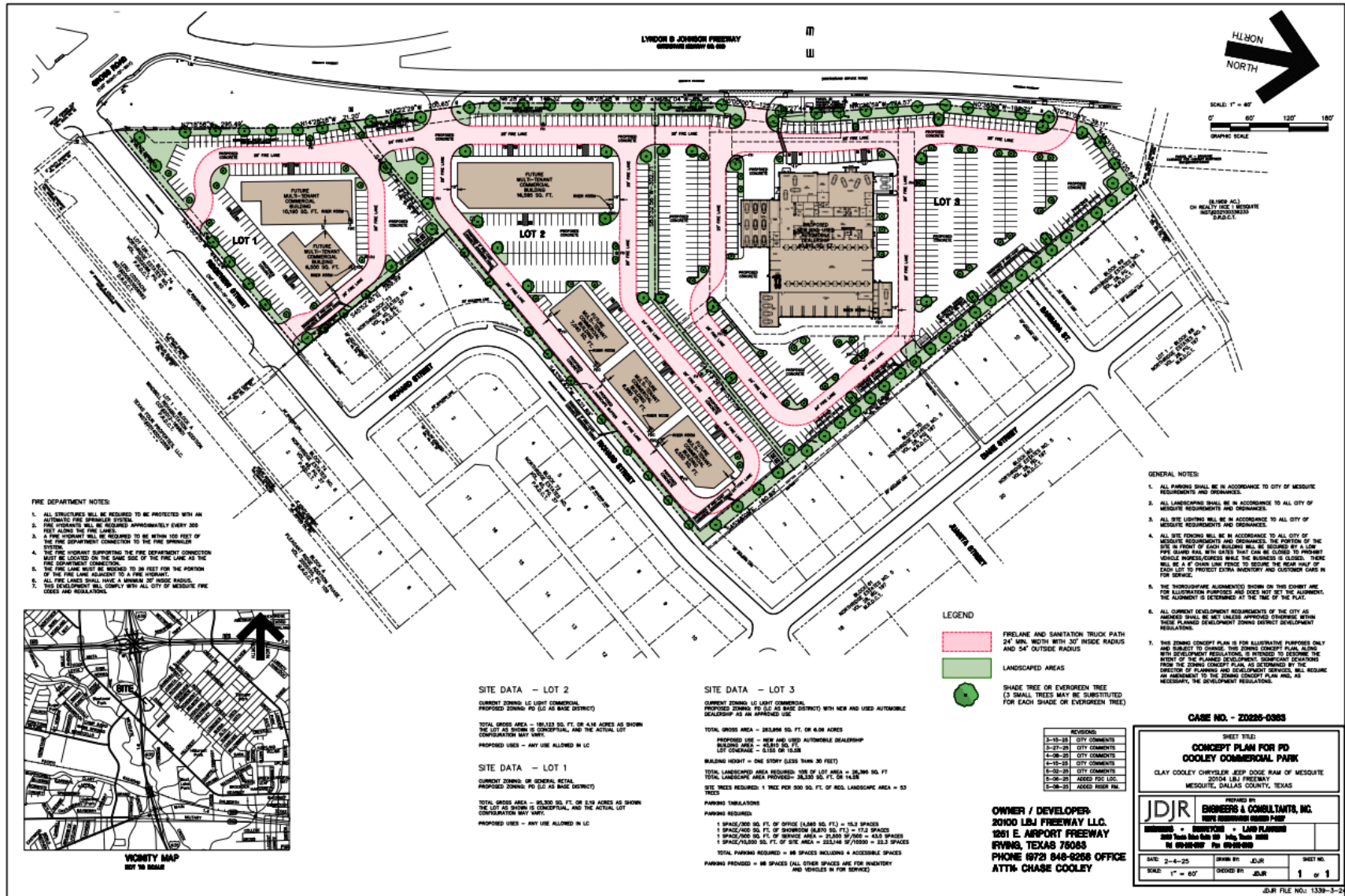
4. A minor, major, and collision repair services operation shall not operate without a new vehicle dealership operating with a valid Certificate of Occupancy on the Property.

B. Prohibited Land Use. The following uses are prohibited on the Property:

- 1) SIC Code 549a: Convenience Stores
- 2) SIC Code 5947: Gift Novelty, Souvenir Shops
- 3) SIC Code 5993: Tobacco Stores
- 4) SIC Code 61: Alternative Financial Institutions
- 5) SIC Code 7215: Coin-Operated Laundries

C. Development Standards. In addition to the requirements of the LC zoning district, the Planned Development is subject to the following.

- 1) Site Plan. A site plan for the sale and repair of vehicles on the Property shall be consistent with Exhibit C. The site plan may differ from the Concept Plan without requiring a PD amendment to comply with the adopted Building and Fire Codes, Mesquite Engineering Design Manual, and TxDOT driveway standards. Modifications can include the following:
 1. The placement of buildings may be adjusted if it meets the required setbacks.
 2. The number and placement of the driveways may be adjusted.
- 2) Landscaping. A landscape buffer of a minimum width of 20 feet with large canopy trees (min. 3" caliper at the time of planting) shall be installed along the northeast line of the Property at 30' on center to center adjacent to the existing single-family neighborhood.



ATTACHMENT 10 – RETURNED NOTICE(S)

 Outlook

RECEIVED

[External] Z0225-0383

MAY - 8 2025

PLANNING AND ZONING

From KENNETH REED <emslsg@aol.com>

Date Thu 5/8/2025 8:38 AM

To John Cervantes <jcervantes@cityofmesquite.com>

Sorry for the 2nd e mail I hit send by accident on the 1st one with the attachment.

My main concern is Ridgeview is already a difficult street to back out of your driveway due to the amount of traffic. Currently the vehicles in the morning and late afternoon are driving way over the posted speed limit. Backing out of your driveway is a challenge at times and 1 out of 10 cars run the stop sign or roll the stop sign.

I already know this business will be approved to be built but we should regulate access so the traffic in our neighborhood doesn't increase.

Auto repair and used cars will bring a new traffic pattern to this part of town and if we can limit any traffic coming out of the back of the building onto residential streets would be appreciated.

As a retired mechanic the test drive / test loop of a repaired vehicle will be out the back gate thru the neighborhood back to Gross Rd and down the 1-way service road back to dealership. This test drive will be as quick as possible due to the fact mechanics makes their money on the amount of work or hours flagged. We do not need any new added traffic patterns added to our neighborhood.

Thanks in advance
Ken Reed
972-998-6520
1124 Ridgeview
Sent from my iPhone

WARNING: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert Button to report suspicious messages. Forward to the Help Desk or call us at 972-216-6622 if you are unsure.

MESQUITE
T E X A S
Real. Texas. Service.

RECEIVED
MAY - 8 2025
PLANNING AND ZONING

**CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING**

LOCATION: 20100 IH 635, 20104 IH 635, and 1000 Ridgeview Street
PROPERTY IDS: 65146262310110000, 65146262310110300, and 38141500730050000
FILE NUMBER: 20225-0383
APPLICANT: JDJR Engineers & Consultants, Inc., on behalf of Chase Cooley of 20100 LBJ Freeway, LLC
REQUEST: From: Planned Development (PD) - Light Commercial (LC) (Ord. 2649) and General Retail
To: PD - LC

The requested Zoning Change to a PD-LC would allow an auto dealership (new and used vehicles) with major automobile repair and collision services, and a multi-tenant commercial development. The request includes modifications to the development standards and permitted uses. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

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 the 2.188-acre, 4.495-acre, and 5.722-acre tracts of land conveyed to 20100 LBJ Freeway LLC. A Texas Limited Liability Company by deed recorded in instrument numbers 202200310578, 202200310577, and 202200310576 of the deed records of Dallas County, Texas.

PUBLIC HEARINGS
The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, May 12, 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, June 2, 2025**, located at 757 N. Galloway Ave.
Questions pertaining to this case may be directed to the Planning Division at (972) 216-6344 or jcervantes@cityofmesquite.com

REPLY FORM
State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. 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 **May 8, 2025**, to be included in the Planning and Zoning Commission packet and by **May 16, 2025**, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)
Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: 20225-0383	Name (required): <u>KEU REED</u>
More information is available at: www.cityofmesquite.com/ZoningCases	Address of: <u>1124 RIDGEVIEW</u>
	Noticed Property: _____
	Owner Signature: <u>[Signature]</u> Date: <u>5-8-25</u>

Comments: IM CONCERNED WITH ACCESS OF THE CAR SHOP
PARTING IN BACK INGRESS/EGRESS INTO THE NEIGHBORHOOD

Please respond by returning to: PLANNING DIVISION
JOHN CERVANTES
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137