



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
August 11, 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 July 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. Z0525-0396.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0396 submitted by Hemphill Seminary, LLC for a zoning change from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements located at 1028 S. Belt Line Road.

5. **ZONING APPLICATION NO. Z0625-0402.**

Conduct a public hearing and consider approval of Zoning Application No. Z0625-0402 submitted by WRA Architects, Inc. on behalf of Mesquite ISD for a zoning change from R-2, Single Family Residential within TERRA Overlay to R-2, Single Family Residential within TERRA Overlay with a Conditional Use Permit to allow a high school as a permitted use on the subject property and allow the expansion of North Mesquite High School located at 18201 IH 635.

6. **ZONING APPLICATION NO. Z0625-0404.**

Conduct a public hearing and consider approval of Zoning Application No. Z0625-0404 submitted by Centurion American on behalf of MM Mesquite Retail 3 LLC for a zoning change to amend Planned Development – Light Commercial Ordinance No. 4595, 4799, and 5019 to allow the installation of a 30-foot-tall multitenant freestanding sign located at 21717 IH 635 (also known as 355 and 375 Rodeo Center Blvd).

7. **ZONING APPLICATION NO. Z0725-0410.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0410 submitted by Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito) for a zoning change from General Retail to General Retail with a Conditional Use Permit to allow a convenience store located at 1200 E. Davis Street, Suite 127.

DIRECTOR'S REPORT

8. **DIRECTOR'S REPORT.**

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on August 4, 2025.

9. Discuss training topics and options for the Planning and Zoning Commission.

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 según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

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

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

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

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión a 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, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on August 11, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by August 8, 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
Assistant Director of Planning and Development Services

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

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☒ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ 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
Cliff Keheley	City Manager	☒ Present In-Person
Beverly Abell	Downtown Manager	☒ Present In-Person
James Johnston	Downtown Development Coordinator	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Vice Chairman Chenault at 7:00 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 July 14, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve the minutes. Commissioner Arnold seconded; the motion carried 7-0.

PUBLIC HEARINGS

PUBLIC HEARING AND CONSIDER APPROVAL OF THE FOLLOWING ORDINANCES RELATING TO THE PROPOSED NEW DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT):

4. ZONING TEXT AMENDMENT: ZTA No. 2025-02.

Discuss and consider approval of Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance “MZO” by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (**DM-District**) including the Core (**DM-C**), Mixed-Use (**DM-MU**), and Edge (**DM-E**) Subdistricts, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

5. PLAN AMENDMENT AND ZONING MAP AMENDMENT: Application No. Z0725-0405.

Discuss and consider Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for:

- (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and
- (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite “**DM**” Special Purpose Zoning District (**DM-District**) classification for all properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west, all as more particularly shown on the accompanying map.

6. ZONING TEXT AMENDMENT: ZTA No. 2025-03.

Discuss and consider approval of Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance “**MZO**” by revising Appendix C – Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

NON-PUBLIC HEARING ITEMS

7. MESQUITE CITY CODE: Chapter 13 – Signs.

Discuss proposed amendments to the Mesquite City Code, Chapter 13 (Signs) covering the sign components of the new proposed Downtown Mesquite “**DM**” Special Purpose Zoning District

(**DM-District**). *[Note: This item is for informational purposes only – No action is required by the Commission.]*

Garrett Langford, Assistant Director of Planning & Development Services, presented all items to the Commission.

DISCUSSION

Commissioner Melend inquired about certain overlays/planned developments which were chosen for inclusion in the Edge district; Mr. Langford stated that those areas were included because there are no existing concept plans or development standards associated with them. Commissioner Melend inquired about the allowable size for multi-family ground-floor retail. Mr. Lanford explained that the size of any structure would depend on the actual property size. Commissioner Dharmarajan asked if roadside cafes (cafes with outdoor seating) would be allowed; Mr. Langford affirmed.

There were additional discussions concerning the newly passed law concerning multi-family usage and how it would be applied with the new zoning standards; enforcement of ground floor building requirements/standards; parking availability and requirements; maximum lot coverage in the core district; and the ability of non-conforming businesses to rebuild structures lost by natural disaster/fire.

PUBLIC COMMENTS

Vice Chairman Chenault opened the public hearing for Items 4, 5, and 6; no one came forward. The public hearing was closed.

The public hearing was reopened; the following citizens addressed the Commission:

1. Mary Traveland, 204 N. Galloway, Mesquite, TX, inquired about how her business was included in the rezoning proposal and expressed concern regarding the increase in crime and the possible effect on safety in the downtown area.

Mr. Langford responded to the concern regarding security in the downtown area, stating that a zoning change would not trigger a change. New developments will be reviewed and if there are any concerns related to security and safety, those issues would be addressed by the police department.

2. Tim Whitehead, 315 N. Ebrite, Mesquite, TX, asked Mr. Langford if the non-conforming status would apply automatically.

Mr. Langford advised that if the zoning change is approved, the status becomes effective immediately.

3. Ann Yeager, 412 W. Kimbrough and 315 N. Ebrite, Mesquite, TX, expressed concern regarding increased parking; the effect on businesses and residents, as well as how crime will be abated in the downtown area. Ms. Yeager also asked if the proposed guideline for the rebuilding of non-conforming business structures after a natural disaster/fire could be revised regarding the 60% of property value condition.

Mr. Langford advised that the rebuild policy is part of the City Ordinance and he will look into whether that condition could be revised. He further advised, regarding the parking

concern, that it has been determined that there is an appropriate amount of available parking in the downtown area at this time. Karen Strand, Assistant City Attorney, added that there is a possibility of parking agreements with churches and other businesses to provide additional parking in the downtown area.

4. John Evans, 244 S. Walker Street, Mesquite, TX, inquired about sidewalks; whether the City of Mesquite would pay for or help with adding sidewalks.

Mr. Langford advised that the new zoning changes would not require existing property owners to add sidewalks; only new developments would be required to include sidewalks. He also suggested that the City has a 50/50 sidewalk program and added that if the City rebuilds a street, a sidewalk would be included.

City Manager Cliff Keheley addressed the Commission, providing a brief outline on how the police department would respond to any issues and concerns related to crime. He also advised that new developers want to ensure adequate parking for their businesses; the City will work with these developers to acquire areas for parking. Mr. Keheley responded to a question from Commissioner Arnold concerning adding additional lighting in the downtown area. Commissioner Dharmarajan asked if an offsite parking facility with autonomous vehicles for transporting visitors to the downtown area would be feasible; Mr. Keheley stated that the City is ready for autonomous vehicles.

Commissioner Melend suggested to City Staff that the WIFI capability be enhanced in the downtown area.

ACTION

Commissioner Arnold made a motion to approve items 4, 5, and 6; Commissioner Melend seconded. The motion passed 6-1, with Commissioner Cumby opposed.

DIRECTOR'S REPORT

8. DIRECTOR'S REPORT.

Adam Bailey advised the Commission on recent City Council action taken on zoning-related items at their meeting on July 21, 2025:

Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners, for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a change of zoning from Planned Development (PD) - Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD - Commercial with a Conditional Use Permit being granted for a brewery, along with modified development standards to allow a light industrial development that includes uses

permitted in the Commercial Zoning District, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

(No responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

Public hearing held. **Approved by Ordinance No. 5179.**

9. Training updates and opportunities for the Planning and Zoning Commission:

Chairwoman Teferi attended the APA Texas Elected & Appointed Officials Workshop on July 25, 2025, in North Richland Hills.

There will be an APA Texas annual conference in October at College Station, themed “Love and Happiness”.

Mr. Bailey and Mr. Langford advised the Commission on an upcoming joint meeting between Planning & Zoning, City Council and the Economic Development Advisory Board on September 29, 2025. The topic will be the North Gus Thomasson Corridor Study. The location is TBD.

The next meeting will be held on Monday, August 11, 2025.

Co-Chair Chenault adjourned the meeting at 8:17 p.m.

Vice Chairman Ronnie Chenault



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0525-0396
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 11, 2025
City Council: Tuesday, September 2, 2025

GENERAL INFORMATION

Applicant: Chris Mayo, Hemphill Seminary, LLC
Requested Action: Rezone from R-3, Single Family Residential, to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use with modified separation requirements.
Location: 1028 S. Belt Line Rd

SITE BACKGROUND

Platting: First Presbyterian Open Door Baptist Church, Block 1, Lot 2
Size: 10.11 acres
Zoning: R-3, Single Family Residential
Future Land Use: Split: Parks, Open Space, and Drainage/Commercial
Zoning History: 1955: Annexed and zoned Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Church
SOUTH:	R-3, Single Family Residential	Church
EAST:	PD-R-3, Single Family Residential (Ord. 4834)	Open Space and Single-Family Residences
WEST:	R-3, Single Family Residential	Open Space and Single-Family Residences

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 125-foot telecommunications tower with modified separation requirements on a property located at 1028 S. Belt Line Road. The proposed tower would be situated on the western portion of the site, outside of the FEMA 100-year floodplain, and within a 2,500-square-foot lease area. The tower site will be enclosed by a six-foot masonry screen wall and accessed through the existing church parking lot. The facility is designed to accommodate up to three wireless carriers and will include space for equipment such as fiber vaults and emergency generators. While a specific telecommunications provider has not been identified at this time, the facility will support the broader communications network and address a coverage gap in the area. The closest existing tower is over 2,100 feet away, and coverage maps submitted by the applicant demonstrate a deficiency in service within the surrounding area.

In accordance with the Mesquite Zoning Ordinance (MZO), a CUP is required for telecommunications towers located within a single-family residential zoning district. Additionally, new towers must maintain a separation distance of at least three feet for every foot of tower height from any single-family zoning district. For the proposed 125-foot tower, a 375-foot setback is required. The subject property is zoned R-3, Single Family Residential, and is surrounded by similarly zoned parcels. As a result, the applicant is requesting a modification to the separation requirement.

As required, the tower must comply with all applicable regulations established by the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other federal or state regulatory agencies. An affidavit confirming compliance with these regulations will be required prior to the issuance of a building permit.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area designated by the Mesquite Comprehensive Plan as both *Commercial* and *Parks, Open Space, and Drainage*. The western portion of the site, which fronts a major arterial roadway, is designated *Commercial* and is intended for a broad range of goods and services. According to the Comprehensive Plan, commercial uses should be located along major arterials and may serve as transitional buffers adjacent to low-density residential areas.

The eastern portion of the site falls within the *Parks, Open Space, and Drainage* designation, as it lies predominantly within the FEMA 100-year floodplain. This land use category is intended to preserve natural drainage corridors and floodways and is generally suited for limited uses such as utility or maintenance facilities, rather than residential or commercial development.

STAFF COMMENTS:

Staff believes the proposed CUP is consistent with the Mesquite Comprehensive Plan, as it utilizes the western portion of the property, designated as *Commercial*, for essential utilities. The proposed telecommunications tower supports the intent of the *Commercial* designation by providing additional telecommunication options in the area.

The eastern portion of the site, designated as Parks, Open Space, and Drainage, remains undeveloped and is located within the floodplain. This designation is appropriate, as the area serves a drainage function and is not suitable for traditional commercial development. The proposed tower will not impact this portion of the site.

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 improve wireless coverage, supporting public safety and emergency communications.
2. The consistency of the proposed CUP with the Comprehensive Plan.
 - **STAFF COMMENTS:** The CUP is consistent with the Comprehensive Plan by utilizing the commercially designated portion of the site for essential infrastructure.
3. The consistency of the proposed CUP with any adopted land use policies.
 - **STAFF COMMENTS:** The proposed use aligns with land use policies that support infrastructure development.
4. The extent to which the proposed CUP created nonconformities.
 - **STAFF COMMENTS:** The proposed CUP will not 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.
6. The trend of development, if any, in the general area of the property in question.
 - **STAFF COMMENTS:** The Esperanza subdivision, just east of the site, which was completed in 2024, adds to the needs and fills gaps in the service areas.
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:** Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.
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:** The facility does not require daily traffic or on-site staff and will be accessed via the existing church parking lot.
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:** City staff does not believe there will be any nuisance that will violate the Mesquite City Code.

SEC. 1-704.C: REVIEW CRITERIA FOR TELECOMMUNICATIONS FACILITIES

In addition to the general review criteria for a Conditional Use Permit referenced in Section 5-300 (above) of the Mesquite Zoning Ordinance, the following factors shall be considered in determining whether to approve a request. Staff comments are provided in italics.

- 1. Preferred Locations: Approval of sites should be considered based on the following preferences regarding location.**
 - a. On existing structures such as buildings or other communications towers. *The closest nearby tower is over 2,100 feet away. According to the applicant, efforts have been made to locate a site in compliance with Section 1-703; however, those sites were not feasible as they lack sufficient height and structural capacity.*
 - b. In locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. *The proposed tower will be positioned so that existing natural landscaping provides screening for the site. A drainage area is located at the rear of the property, and the applicant is proposing a six-foot-high masonry screening wall.*
 - c. In nonresidential districts. *The subject property is located within and adjacent to single-family zoning districts; however, the Future Land Use Map designates this area as Commercial due to its proximity to a major arterial road (S. Belt Line). Staff believes the proposed tower is appropriate for the area given this context.*

- d. On towers providing for collocation with multiple users. According to the applicant, *the proposed 125-foot monopole tower is designed to accommodate up to three (3) carriers.*
- e. In locations providing the maximum separation distance from residential and the separation distance from residential and the maximum separation between towers. *The subject property does not meet the required separation distance from residential areas, as it directly abuts residential zoning districts. However, it does meet the required separation from existing towers, exceeding the minimum distance by over 600 feet.*

2. Review Items: In reviewing an application for conditional use permit, the following items shall be reviewed as a basis for determining appropriateness and locational preference.

- a. The height of the proposed structure. *The height of the structure is 125 feet.*
- b. The proximity to residential districts and uses. *The location of the proposed telecommunications tower abuts single-family residential districts.*
- c. The nature of uses on adjacent and nearby properties, surrounding topography, and surrounding tree coverage and vegetation. *The subject property is surrounded by churches and single-family residential uses. Nearly half of the site lies within a designated flood area. Staff finds the proposed use to be appropriate based on the surrounding land uses and the specific characteristics of the site.*
- d. The design of the proposed tower characteristics which have the effect of reducing or eliminating visual obtrusiveness, such as monopole construction, neutral colors, screening, and buffering. *The proposed monopole tower, designed as a non-reflective, neutral-colored structure, will be screened by existing natural landscaping and a six-foot masonry wall. Additionally, ground equipment will be enclosed with fencing and supplemental landscaping to minimize visual impact.*
- e. The proposed ingress and egress to the site. *The applicant proposes to install a driveway providing direct access to the telecommunications area via a shared access easement. The driveway must comply with the City of Mesquite's Engineering Design Standards.*

3. Availability of alternatives: The applicant shall demonstrate that no reasonable alternative that does not require the use of a new tower or structure can accommodate the proposed antenna. The commission and council may request

**information necessary to demonstrate that reasonable alternatives do not exist.
Information submitted may consist of any of the following:**

- a. No existing towers or structures are located within the geographic area that meets the applicant's engineering requirements. *According to the applicant, there are no existing towers or structures located in the area that could serve as an alternative.*
- b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements; or existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment. *Existing towers, structures, and alternative technologies were not viable for this project due to the absence of suitable infrastructure within the target coverage area. No existing buildings or structures in the vicinity provide the necessary height or structural capacity to support the required telecommunications equipment.*
- c. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the existing antennas would cause interference with the proposed antenna. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.*
- d. The fees, costs, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.*
- e. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.*

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval of the CUP to allow a telecommunications tower as a permitted use with modified separation requirements at 1028 S. Belt Line Rd.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 6, 2025, Staff has received two returned property owner notices for the request in opposition.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Ariel Map



Applicant: Chris Mayo, Hemphill Seminary, LLC
Location: 1028 S. Belt Line Rd
Request: Conditional Use Permit



Notification Map



Applicant: Chris Mayo, Hemphill Seminary, LLC
Location: 1028 S. Belt Line Rd
DCAD: 38088610010020100
Request: Conditional Use Permit to allow
a telecommunications tower
as a permitted use.

Legend

-  Required Notices
-  Subject Property
-  Courtesy Notices



ATTACHMENT 3 – RETURNED NOTICES



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

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

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)
DCAD: 38088610010020100

FILE NUMBER: Z0525-0396

APPLICANT: Chris Mayo, Hemphill Seminary, LLC

REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential, to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use at 1028 S. Belt Line Road. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION
First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 11, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Tuesday, **September 2, 2025**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or telark@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. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **August 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 15th** 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: Z0525-0396	Name (required): <u>Timothy Bartley</u>
I am <u>in favor</u> of this request	Address of <u>1128 Aragon Trail Mesquite TX 75149</u>
I am <u>opposed</u> to this request <u>X</u>	Noticed Property: <u>729</u>
	Owner Signature: <u>[Signature]</u> Date: <u>8/6/25</u>

Reasons (optional): _____

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

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

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)

DCAD: 38088610010020100

FILE NUMBER: Z0525-0396

APPLICANT: Chris Mayo, Hemphill Seminary, LLC

REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential, to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use at 1028 S. Belt Line Road. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION
First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, August 11, 2025, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Tuesday, September 2, 2025, in the City Council Chambers 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 pm on August 7th to be included in the Planning and Zoning Commission packet and by 5 pm on August 15th 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.

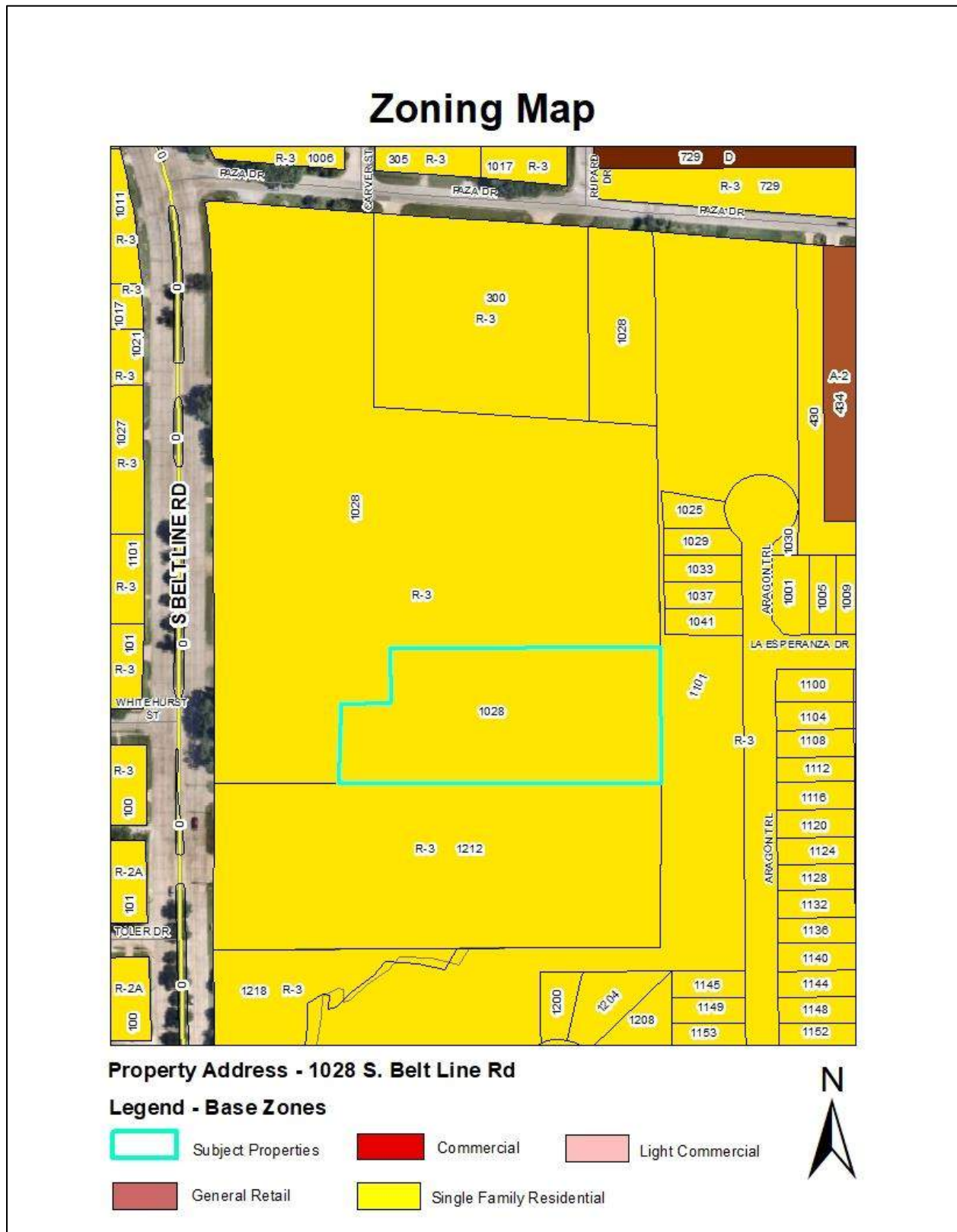
By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0525-0396	Name: (required) <u>Monica and Dorothy Kuyawa</u>
I am <u>in favor</u> of this request	Address of <u>1120 Aragon Trail, Mesquite, Tx 75149</u>
I am <u>opposed</u> to this request ☒	Noticed Property: <u>M. Kuyawa</u> Date: <u>Aug. 2, 2025</u>

Reasons (optional): - Health concerns - radio frequency radiation - headaches, →
- Negative impact the aesthetic quality of the enviro.
- lower property value

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

- cell phone tower
at 1444 S. Beltline Rd.
Mesquite Tx 75149 should be used & not build
another site



[illegible]

ATTACHMENT 6 – SITE PHOTOS



Facing north towards the proposed entrance to the telecommunications tower



Facing southeast toward the proposed telecommunications tower



Hemphill Seminary, LLC

P.O. Box 100303
Fort Worth, TX 76185
817-233-4051
chris@siteproperty.com

Date: June 26, 2025

To: Planning and Zoning Division
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

Re: Resubmittal of Conditional Use Permit Application - Case# Z0525-0396 - Proposed Telecommunications Tower at 32.752748, -96.595730

To Whom It May Concern,

On behalf of Hemphill Seminary, LLC, we are pleased to resubmit our Conditional Use Permit (CUP) application for the proposed telecommunications tower located at coordinates 32.752748, -96.595730. Since our original submittal, we have made several additions and clarifications to address review comments and requirements outlined in Section 1-704 of the Mesquite Zoning Ordinance. These include:

1. Inventory of Existing Facilities
A detailed inventory of all known telecommunications sites within the City of Mesquite and within ¼ mile of its boundary has been included.
2. Separation Distances
A location map has been provided showing the distance from the proposed tower to existing nearby towers, including the closest facility located over 2,100 feet away.
3. Collocation Statement
A notarized statement has been included confirming the proposed 125-foot monopole tower is designed to accommodate up to three (3) carriers.
4. Unavailable Site Statement
We have included an explanation of the efforts made to locate a site compliant with §1-703 and the reasons such sites were not feasible. These include a lack of suitable existing towers, insufficient height or structural capacity, and the unavailability of public land.



5. Alternatives Analysis

The site statement has been expanded to explain why existing towers, other structures, or alternative technologies are not viable alternatives to the construction of a new tower.

6. System Requirements

Coverage maps have been added to demonstrate a significant gap in service within the target area, supporting the need for the proposed tower location.

7. Design, Aesthetic, and Screening Standards (§1-704.C.2-3)

The site statement now includes design elements of the proposed monopole tower, which is a non-reflective, neutral-color structure. Equipment will be screened with fencing and landscaping to reduce visual impact. Documentation includes compliance with all applicable design and aesthetic requirements.

We trust that these revisions and supplemental materials address the City's requirements, and we look forward to your review. Please do not hesitate to contact me with any questions or requests for further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Mayo'.

Chris Mayo
Authorized Representative
Hemphill Seminary, LLC



Hemphill Seminary, LLC

P.O. Box 100303
Fort Worth, TX 76185
817-233-4051
chris@siteproperty.com

Date: May 2, 2025

To: Planning and Zoning Division
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

RE: Letter of Intent – Conditional Use Permit Application
Proposed 125' Monopole Cell Tower at 1212 S. Beltline Road, Mesquite, TX

Dear Planning and Zoning Staff,

Hemphill Seminary, LLC hereby submits this letter of intent to apply for a Conditional Use Permit (CUP) to construct a 125-foot monopole cell tower on a 2.00-acre undeveloped, but platted parcel adjacent to Anchor Baptist Church at 1212 S. Beltline Road. The property is legally described as:

2.00 ACRES OUT OF LOT 2, BLOCK 1, REPLAT OF FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION... (Doc. No. 202300226303 & Vol. 90199, Pg. 793, Plat Records, Dallas County, TX).

The tower will occupy a 50' x 50' lease area, enclosed by a 6' masonry screen wall. Access will be provided through the church parking lot. The facility will support three wireless carriers.

This CUP is requested to permit a use not allowed by right under the current zoning. The location is appropriate due to the lack of nearby residences, minimal visual impact, and its vital role in closing wireless coverage gaps in the Mesquite area. The site offers a practical, low-impact solution that benefits residents, businesses, and emergency services.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Chris Mayo'.

Chris Mayo
Authorized Representative
Hemphill Seminary, LLC



Date: 6/20/2025

City of Mesquite Planning Department
1515 N. Galloway Avenue
Mesquite, Texas 75149

RE: Structural Capacity Certification – Proposed Cell Tower at 1028 South Beltline Road, Mesquite, Texas 75149

To Whom It May Concern:

I, Chris Mayo, hereby certify that the telecommunications tower proposed by Hemphill Seminary, LLC to be constructed at 1028 South Beltline Road, Mesquite, Texas 75149 will be designed and constructed to meet all applicable structural requirements and will have the structural capacity to accommodate three (3) wireless communication carriers.

This certification is provided to satisfy the requirements of the City of Mesquite Planning Department as part of the CUP zoning approval process. An engineer's stamped tower design evidencing a three (3) carrier capacity will be included as part of the full construction drawing and permit submittal package.

Should you require any additional information or clarification, please feel free to contact me at the number or email address listed below.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Chris Mayo', written over a horizontal line.

Chris Mayo
Hemphill Seminary, LLC
P.O. Box 100303
(817) 233-4051
chris@siteproperty.com



State of Texas
County of Tarrant

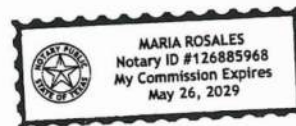
Before me, the undersigned authority, on this day personally appeared **Chris Mayo**, known to me (or proved to me through satisfactory identification) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of April, 2025.

A handwritten signature in blue ink, appearing to be 'Maria Rosales', written over a horizontal line.

Notary Public, State of Texas

My commission expires: 5/26/2029



Unavailable Site Statement – Justification per MZO §1-703

In accordance with Section 1-704.B of the Mesquite Zoning Ordinance, and after review of §1-703, we respectfully submit the following justification for not utilizing sites described in §1-703:

Existing towers, structures, and alternative technologies were not viable options for this project due to a lack of suitable infrastructure within the target coverage area. No existing buildings or structures in the area offer the necessary elevation or structural integrity to support telecommunications equipment. Additionally, alternative technologies such as small cells or distributed antenna systems require a dense network of support structures and fiber connectivity, which are not available or practical in this location.

The proposed tower site is located at 32.752748, -96.595730, with a height of 125 feet, and is designed to accommodate three carriers, promoting future collocation and minimizing infrastructure footprint. In contrast, the nearest existing tower is located at 32.746918, -96.595926, approximately 2,100 feet away, but is only 65 feet tall and currently supports just one carrier with no room for expansion. Its lower height and existing capacity limitations make it unsuitable to meet the required coverage and carrier expansion needs in this area.

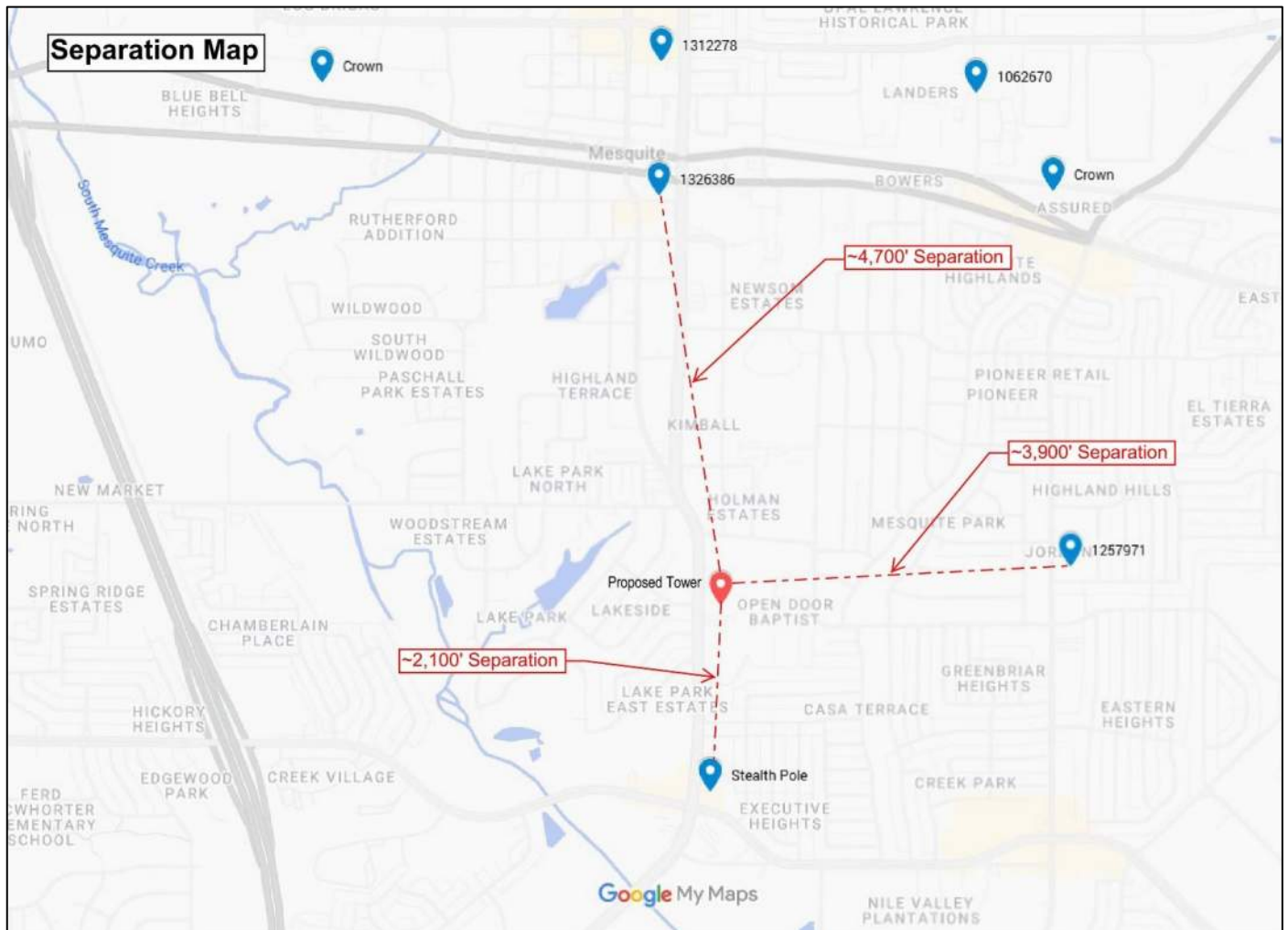
After evaluating existing facilities and structures in accordance with §1-703, it was determined that a new tower at the proposed location is necessary to meet service demands, ensure sufficient coverage, and allow for future network growth.

ATTACHMENT 7 – APPLICATION MATERIALS

Existing Facilities

FCC Registration Number	Status	File Number	Tower Type	Owner Name	Structure City/State	Overall Height - Feet	ZIP	Latitude	Longitude
1054543	Constructed	A0064165	Guyed	MESQUITE INDEPENDENT SCHOOL DISTRICT	MESQUITE, TX	508	75149	32.762778	-96.634722
1062670	Constructed	A1071056	Self Support	MESQUITE, CITY OF	MESQUITE, TX	269	75149	32.768611	-96.586361
1257971	Constructed	A1236177	Monopole	SBA Monarch Towers III, LLC	Mesquite, TX	65	75149	32.753972	-96.582861
1312278	Granted	A1141721		Wild West Towers Corporation	Mesquite, TX	102	75149	32.769611	-96.597944
1326386	Constructed	A1309385	Monopole	Tillman Infrastructure, LLC	Mesquite, TX	70	75149	32.765444	-96.598
1053866	Constructed	A0063367		ALL COM COMMUNICATIONS & ELECTRONICS	MESQUITE, TX	48	75150	32.828333	-96.6275
1272552	Constructed	A1131148	Monopole	SBA Towers IV, LLC	Mesquite, TX	108	75150	32.8415	-96.635694
1281000	Constructed	A1276805	Stealth pole	SBA Towers III LLC	Mesquite, TX	98	75150	32.816444	-96.639556
1301251	Granted	A1102973		ACME Commercial Properties L.L.C.	Mesquite, TX	57	75150	32.829611	-96.637833
1310191	Constructed	A1162851	Monopole	Tarpon Towers II, LLC	Mesquite, TX	105	75150	32.793722	-96.620417
1050080	Constructed	A1030676	Self Support	CCATT LLC	MESQUITE, TX	153	75181	32.744139	-96.520722
1226256	Constructed	A1211007	Monopole	STC Five, LLC	Mesquite, TX	153	75181	32.7295	-96.558389
1234781	Constructed	A0335319	Self Support	Mesquite Metro Airport	Mesquite, TX	32	75181	32.751333	-96.529028
1250564	Constructed	A1022273	Monopole	T-Mobile West Tower LLC	Mesquite, TX	86	75181	32.738306	-96.550667
1279959	Constructed	A1157166	Self Support	American Towers LLC	Mesquite, TX	118	75181	32.761389	-96.558278
1280137	Constructed	A0829559	Stealth pole	American Towers LLC	MESQUITE, TX	102	75181	32.748222	-96.561556
1299105	Constructed	A1071055	Self Support	MESQUITE, CITY OF	MESQUITE, TX	3	75181	32.707083	-96.569972
1302487	Granted	A1103018		ACME Commercial Properties L.L.C.	Mesquite, TX	316	75181	32.732083	-96.544361
1305491	Constructed	A1291246	Stealth pole	VB-S1 Assets, LLC	Mesquite, TX	105	75181	32.724333	-96.543667
1312712	Granted	A1144452		City of Dallas	Mesquite, TX	265	75181	32.702944	-96.578889
Stealth Pole	Constructed	N/A	Stealth pole	Crown Castle	Mesquite, TX	64	75149	32.747012	-96.596114
N/A	Constructed	N/A	Stealth pole	American Towers LLC	Mesquite, TX	130		32.759083	-96.553875
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	76		32.805965	-96.611749
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	74		32.793037	-96.63171
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	92		32.80215	-96.644844
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	76		32.806111	-96.6664
N/A	Constructed	N/A	Self Support	American Towers LLC	Mesquite, TX	144		32.806081	-96.66685
Crown	Constructed	N/A	Monopole	Crown Castle	Mesquite, TX	100		32.76558	-96.58351
Crown	Constructed	N/A	Monopole	Crown Castle	Mesquite, TX	150		32.76896	-96.61042

ATTACHMENT 7 – APPLICATION MATERIALS



REPLAT
of
**FIRST PRESBYTERIAN CHURCH
AND OPEN DOOR BAPTIST
CHURCH ADDITION**
LOTS 1 AND 2, BLOCK 1
AN ADDITION TO THE CITY OF MESQUITE
DALLAS COUNTY, TEXAS

Being 14.13 acres of land, a portion of that being all
of Lot 1, Block 1 of the First Presbyterian Church
Addition, out of the
W. J. Lewis Survey, Abstract No. 814 and
John Scurluck Survey, Abstract No. 1368

CITY OF MESQUITE, TEXAS
LIT. FILE NO. 2022-0396

ON FILE 3/17
THIS CASE IS REFERRED TO THE OFFICE OF PLANNING AND ZONING
REVIEW, IN THE OFFICE.

By: *[Signature]*
Attest: *[Signature]*

**W. J. LEWIS SURVEY, ABSTRACT NO. 814
AND JOHN SCURLUCK SURVEY, A-1368
CITY OF MESQUITE
DALLAS COUNTY, TEXAS**

NOTES:

1. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

2. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

3. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

4. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

5. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

6. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

7. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

8. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

9. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

10. The survey is made from the original survey of the W. J. Lewis Survey, Abstract No. 814 and John Scurluck Survey, Abstract No. 1368, and is subject to the same conditions and restrictions as the original survey.

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 13th day of September, 2022.

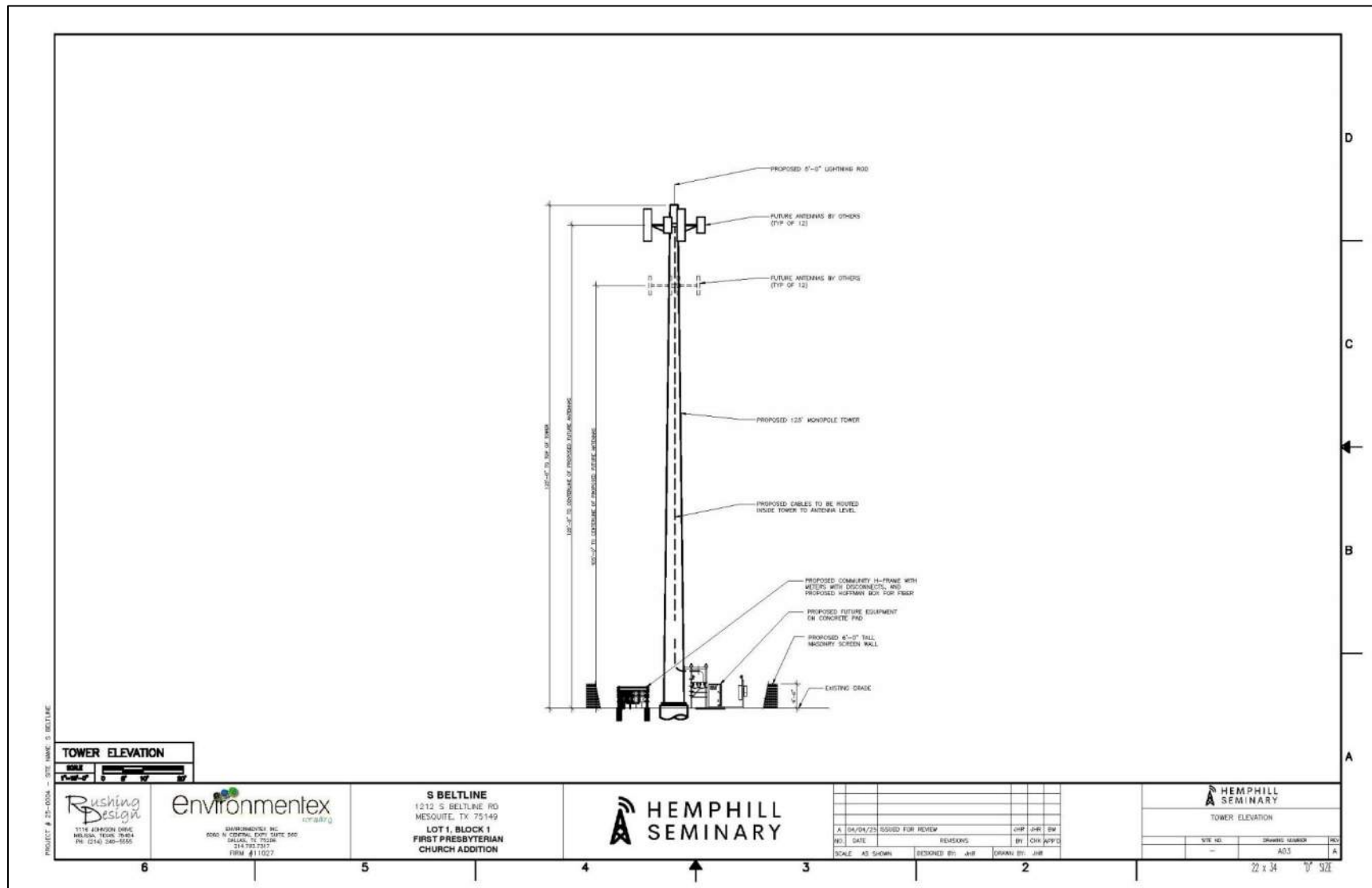
[Signature]
JOHN SCURLUCK
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

PROJECT INFORMATION		 SITE NAME S BELTLINE SITE ADDRESS 1212 S BELTLINE RD MESQUITE, TX 75149 DALLAS COUNTY																						
SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY SITE ADDRESS: 1212 S BELTLINE RD, MESQUITE, TX 75149 LATITUDE: 32.752748° LONGITUDE: -96.595737° JURISDICTION: CITY OF MESQUITE EXISTING USE: RETAIL/COMMERCIAL PROPOSED USE: TELECOMMUNICATIONS FACILITY																								
DRAWING INDEX																								
T01 A01 A02 A03	TITLE SHEET SITE PLAN DETAILED SITE PLAN TOWER ELEVATION PROPERTY PLAT	REV A A A																						
NOTES		VICINITY MAP (NOT TO SCALE)																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">A/E DOCUMENT REVIEW STATUS</th> </tr> <tr> <td style="width: 5%;">1</td> <td>ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED</td> </tr> <tr> <td>2</td> <td>NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT</td> </tr> <tr> <td colspan="2"> ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION. </td> </tr> <tr> <td>REVIEWED BY:</td> <td>ENG. CONST. DATE:</td> </tr> </table>		A/E DOCUMENT REVIEW STATUS		1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED	2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT	ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.		REVIEWED BY:	ENG. CONST. DATE:	DIRECTIONS: FROM DALLAS, TAKE I-635 EAST TO HWY 80 (EXIT 53). TAKE HWY 80 (RIGHT) 3.3 MI TO I-635 SOUTH. TAKE I-635 3.0 MI TO W BRUTON ROAD (EXIT 3). TAKE W BRUTON RD EAST 1.6 MI TO S BELTLINE RD, TAKE S BELTLINE RD NORTH (LEFT) 0.4 MI TO SITE ENTRANCE LOCATION ON THE EAST (RIGHT) SIDE OF THE ROAD.												
		A/E DOCUMENT REVIEW STATUS																						
		1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED																					
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT																							
ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.																								
REVIEWED BY:	ENG. CONST. DATE:																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">REDLINE DRAWING REVIEW</th> </tr> <tr> <td style="width: 30%;">NAME (PRINT)</td> <td style="width: 40%;">SIGNATURE</td> <td style="width: 30%;">DATE</td> </tr> <tr> <td colspan="3">GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS</td> </tr> <tr> <td>NAME (PRINT)</td> <td>SIGNATURE</td> <td>DATE</td> </tr> <tr> <td colspan="3">FIELD COORDINATOR – VERIFY INSTALLATION FOR REDLINE DRAWINGS</td> </tr> <tr> <td>NAME (PRINT)</td> <td>SIGNATURE</td> <td>DATE</td> </tr> <tr> <td colspan="3">ENGINEERING – ACCEPT THESE REDLINE DRAWINGS</td> </tr> </table>		REDLINE DRAWING REVIEW			NAME (PRINT)	SIGNATURE	DATE	GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	FIELD COORDINATOR – VERIFY INSTALLATION FOR REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	ENGINEERING – ACCEPT THESE REDLINE DRAWINGS				
		REDLINE DRAWING REVIEW																						
NAME (PRINT)	SIGNATURE	DATE																						
GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS																								
NAME (PRINT)	SIGNATURE	DATE																						
FIELD COORDINATOR – VERIFY INSTALLATION FOR REDLINE DRAWINGS																								
NAME (PRINT)	SIGNATURE	DATE																						
ENGINEERING – ACCEPT THESE REDLINE DRAWINGS																								
APPLICABLE BUILDING CODES AND STANDARDS																								
1116 JORDAN DRIVE MESA, TEXAS 75044 PH: (214) 240-5555 ENVIRONMENTEX INC. 6050 N. COPIAL, SUITE 200 DALLAS, TX 75206 214.782.7317 FIRM #11027		S BELTLINE 1212 S BELTLINE RD MESQUITE, TX 75149 LOT 1, BLOCK 1 FIRST PRESBYTERIAN CHURCH ADDITION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">A 04/04/25 ISSUED FOR REVIEW</td> <td>JAR JAR BW</td> </tr> <tr> <td>DATE</td> <td>REVISIONS</td> <td>BY: CHA/NTS</td> </tr> <tr> <td>SCALE: AS SHOWN</td> <td>DESIGNED BY: JAR</td> <td>DRAWN BY: JAR</td> </tr> </table>		A 04/04/25 ISSUED FOR REVIEW		JAR JAR BW	DATE	REVISIONS	BY: CHA/NTS	SCALE: AS SHOWN	DESIGNED BY: JAR	DRAWN BY: JAR												
				A 04/04/25 ISSUED FOR REVIEW		JAR JAR BW																		
				DATE	REVISIONS	BY: CHA/NTS																		
SCALE: AS SHOWN	DESIGNED BY: JAR	DRAWN BY: JAR																						
TEXAS 811 Know what's below. Call before you dig.																								
HEMPHILL SEMINARY		HEMPHILL SEMINARY																						
TITLE SHEET		TITLE SHEET																						
SITE NO. 101 SHEET 1 OF 1		SHEET 1 OF 1 22 x 34 1/8" SIZE																						





ATTACHMENT 7 – APPLICATION MATERIALS





PLANNING AND ZONING DIVISION

FILE NUMBER: Z0625-0402
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 11, 2025
City Council: Tuesday, September 2, 2025

GENERAL INFORMATION

Applicant: WRA Architects, Inc., on behalf of Mesquite ISD
Requested Action: Rezoning from R-2, Single Family Residential within TERRA Overlay to R-2, Single Family Residential within TERRA Overlay with a **Conditional Use Permit** to allow a high school as a permitted use on the subject property and allow the expansion of North Mesquite High School.
Location: 18201 IH 635

SITE BACKGROUND

Platting: North Mesquite High School, Block A, Lot 1
Size: ~33 acres
Zoning: R-2, Single Family Residential
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
1996: Rezoned to be within the TERRA overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
SOUTH:	C – Commercial TERRA Overlay with CUP	Town East Ford
EAST:	C – Commercial TERRA Overlay	IH-635 and Car Dealership
WEST:	C – Commercial	Retail Uses

CASE SUMMARY

Mesquite Independent School District (MISD) is requesting a Conditional Use Permit (CUP) to construct a 32,000 square-foot addition on the south side of North Mesquite High School. The proposed expansion will replace existing portable classrooms and will include 20 classrooms, restrooms, and supporting service spaces. The entire addition is designed to function as a storm shelter to satisfy building and fire code requirements. According to the application materials, the student population is not expected to increase as a result of the expansion.

In 2018, the City Council approved a text amendment to the Mesquite Zoning Ordinance requiring all new or expanding primary and secondary schools to obtain a CUP. This amendment also requires submission of a Traffic Impact Analysis (TIA) for review by the City's Traffic Engineering Division. Instead of a TIA, the applicant submitted a Traffic Management Plan (TMP), which was reviewed and accepted by the Traffic Engineering Division.

MISD's project team met with City staff to review the proposal and identify any traffic-related concerns. As the project does not increase student capacity, City staff determined it would not result in additional traffic generation. Although a new driveway is proposed, its use is expected to be limited and will not alter the school's existing traffic circulation plan. Traffic Engineering staff found the submitted materials to be sufficient and had no concerns with the proposed expansion.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years, with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

STAFF COMMENTS:

The application does not include a request to amend the Future Land Use designation. Although North Mesquite High School is not a retail or entertainment use, it is an integral part of the Town East Special Planning Area. The proposed expansion reflects continued investment by MISD and the community in this highly visible campus. This investment supports the vitality of the Town East area and reinforces the school's long-standing role as a key institutional anchor within the district.

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 expansion includes the construction of a storm shelter, which enhances student and staff safety during severe weather events. Replacing portable classrooms with permanent facilities also improves the overall safety and functionality of the campus, thereby supporting public health, safety, and welfare.

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

STAFF COMMENTS: The property is located within the Town East Special Planning Area, which emphasizes reinvestment and enhancement of key community assets. North Mesquite High School is a significant institutional use within this area. The proposed expansion aligns with the Comprehensive Plan's goals by supporting continued investment in community-serving infrastructure and maintaining the area's vitality.

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

STAFF COMMENTS: The expansion ensures the facility remains functional, relevant, and capable of meeting educational needs without altering the planned land use pattern.

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

STAFF COMMENTS: The proposed CUP will not 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 expansion is compatible with the surrounding development and institutional nature of the site and is not expected to diminish property values in the vicinity.

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

STAFF COMMENTS: The former Sears box store located at Town East Mall was recently approved for a Main Event. The area along N. Town East Blvd, immediately to the north of the high school, was recently developed in the last four years. Staff does not expect the North Mesquite High School expansion to impact the development trends in the immediate area negatively.

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: Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.

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: The subject property has sufficient off-street parking for the proposed use.

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: City staff does not believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval of the CUP.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 6, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Traffic Plan
6. Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Conditional Use Permit to allow the expansion of North Mesquite High School
Applicant: Mesquite ISD
Location: 18201 IH 635



[illegible]

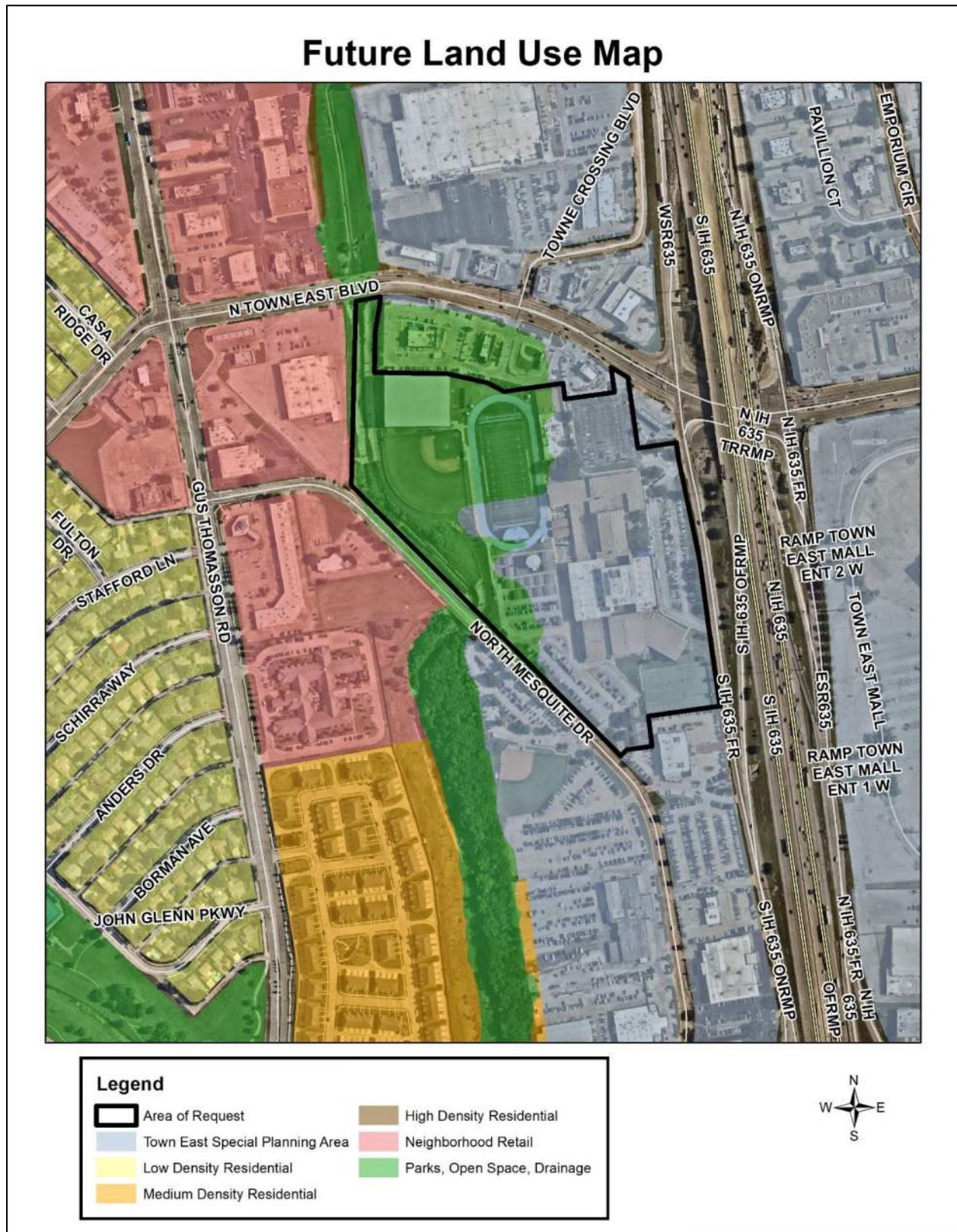
Legend

-  Area of Request
 Statutory Notice
 Courtesy Notice





ATTACHMENT 4 – FUTURE LAND USE MAP



ATTACHMENT 5 – APPLICATION MATERIALS



3801 Parkwood Blvd, Ste. 550
Frisco, TX 75035
214-440-3600

Date: July 1, 2025
To: Don Pool, Executive Director of Construction Services –
Mesquite Independent School District (MISD)
From: Derek Sweeney, PE, PTOE
Re: Traffic Analysis Memo – North Mesquite High School



Digitally signed by
Derek Sweeney, PE
PTOE
Date: 2025.07.01
15:45:06-05'07'

INTRODUCTION

Mesquite Independent School District has requested a traffic analysis memo for the proposed North Mesquite High School expansion project. The school is generally located at the southwest corner of IH 635 and Town East Boulevard located in Mesquite, TX. The project generally consists of the construction of a new addition which will replace existing portable classrooms resulting in no net change in the student capacity of the school. The project also includes construction of a new driveway on the IH 635 southbound frontage road (SBFR) to satisfy fire access requirements.

The project team met with the City of Mesquite to review the project and determine specific traffic concerns that needed to be analyzed prior to receiving project approval. In general, the City did not have concerns with the school's current operations and concurred with the conclusion that expansion will not increase the student capacity thereby not increasing the amount of traffic generated by the school. And while the project is proposing a new driveway, it is expected to be limited in use and will not modify the school's existing Traffic Management Plan.

The purpose of this memo is to document and memorialize these discussions and conclusions for use as the project proceeds through the development review process.

TRIP GENERATION

When evaluating new trips generated by a school, the primary variable considered is the number of students that will be attending the school.

Table 1 summarizes the land use data described by the Institute of Transportation Engineers (ITE) in the 11th edition of their *Trip Generation Manual*.

Table 1. Land Use Data

ITE Code	ITE Land Use	Units
525	High School	Number of Students

The proposed improvements mainly consist of a new classroom addition being constructed at the southern corner of the building. This new classroom addition will replace the existing portable classrooms with no net increase in the number of students, thereby no increase in the current trip generation. Further, the District has provided a letter, included in the Appendix, confirming that there will be no increase in the student population as a result of this project.



3801 Parkwood Blvd, Ste. 550
Frisco, TX 75035
214-440-3600

INTERSECTION SIGHT DISTANCE

A sight distance analysis was performed based upon design guidelines and criteria developed and published by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance was measured and compared using the following criteria and assumptions:

- Terrain Type Level
- Eye Height 3.5'
- Object Height 3.5'
- Speed Limit IH 635 SBFR – 50 mph

The three different sight distance circumstances, as outlined by AASHTO, can be evaluated for a driveway located on a two-way road and as a full movement driveway. Due to the proposed driveway being located on a one-way frontage road, only Case B2 was evaluated for this exercise. Below is a summary of those three circumstances.

- Case B1: Left-turn from minor road
- Case B2: Right-turn from minor road
- Case F: Left-turn from major road

Table 2 provides a summary of the intersection sight distance analysis for the proposed school driveway on IH 635 SBFR just south of Town East Blvd. The intersection sight distance for the proposed addition is sufficient. Field measurements were taken in the field at the existing intersections. Recordings of the field measurement data are provided in the Appendix. A photograph at the approximate location of the proposed driveway looking north towards Town East Boulevard is shown below.

Table 2. Intersection Sight Distance Analysis – Proposed School Driveway on IH 635 SBFR (50 mph)

Vehicular Movement	Available Sight Distance	Required Sight Distance	Meets Criteria?
Case B2: Right-turn from Site			
Looking Left (North)	>480 ft	480 ft	Yes



Figure 1 - Sight Distance at Proposed Driveway (Looking North)



3801 Parkwood Blvd, Ste. 550
Frisco, TX 75035
214-440-3600

ACCESS CONNECTION SPACING

TxDOT has published standards regarding the spacing of driveways along public roadways. **Table 3** provides a summary of the driveway spacing analysis for the proposed access point on IH 635 SBFR.

Table 3. TxDOT – Access Connection Spacing

Access Connection	Nearest Driveway to the North	Nearest Driveway to the South	Required Spacing	Meets Requirements?
Proposed Driveway at IH 635 SBFR	~250 ft Existing School Driveway	~145 ft Town East Ford Driveway	425 ft	No

Based on the analysis presented in **Table 3**, the site access does not meet TxDOT's access connection spacing requirements. As such, a variance of these access spacing requirements should be sought from TxDOT, if required.

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan has been developed to assist staff members at the school when managing student arrival and dismissals. The Plan shows vehicle paths from each driveway to the school building and indicates loading and queueing areas. Adhering to the Traffic Management Plan will help to ensure that queues will be managed as expected in this study and will not negatively impact adjacent roadways. A site layout with the proposed Traffic Management Plan is included in the Appendix.

SUMMARY OF FINDINGS

Given the proposed project will not increase the student capacity of the school, as attested to by the District, there will be no increase in traffic generated by the school.

A new driveway is proposed to satisfy fire access requirements. The proposed driveway location meets AASHTO intersection sight distance requirements but does not meet TxDOT's Access Spacing Requirements. A variance of these requirements should be sought from TxDOT, if required.

The school's existing drop-off and pick-up operations have been documented in the attached Traffic Management Plan. Given there are no proposed changes to existing access points or traffic patterns and the City of Mesquite did not express any concerns with current operations, no changes or improvements are proposed at this time.

APPENDIX

TRIP GENERATION LETTER FROM MISD	1 PAGE
INTERSECTION SIGHT DISTANCE INFORMATION	1 PAGE
TRAFFIC MANAGEMENT PLAN	1 PAGE



MESQUITE INDEPENDENT SCHOOL DISTRICT

Don Pool, Executive Director of Construction Services

June 23, 2025

Graham Baumann
WRA Architects
12377 Merit Drive #1800
Dallas, Texas 75251

Re: Student population increase with the classroom addition at North Mesquite High School

With the classroom addition at North Mesquite High School, Mesquite ISD will not experience an increase of student population at this site. The classroom addition project will eliminate the need for portable classrooms at NMHS.

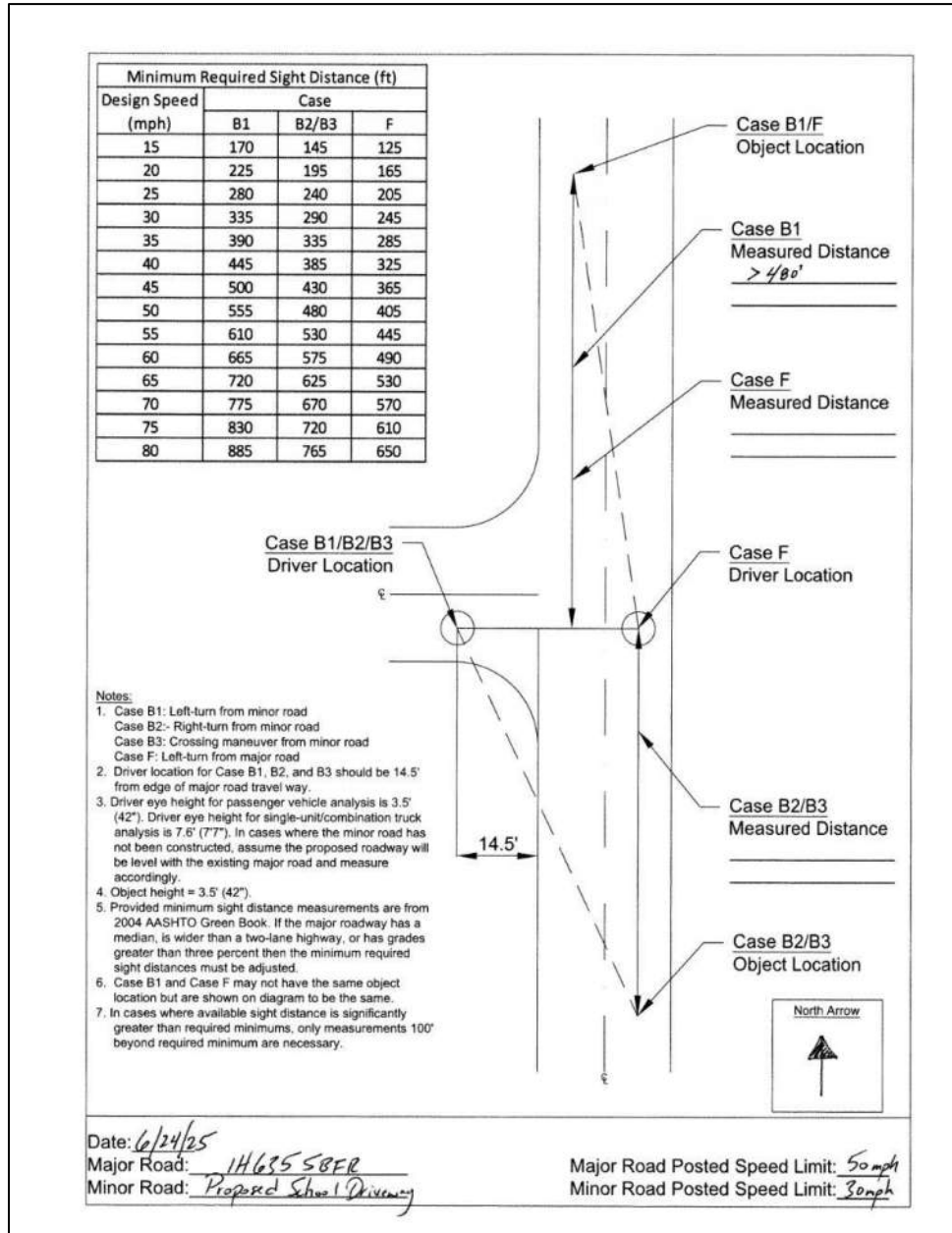
If there are any questions concerning this matter, please do not hesitate getting in contact with me.

Thanks,

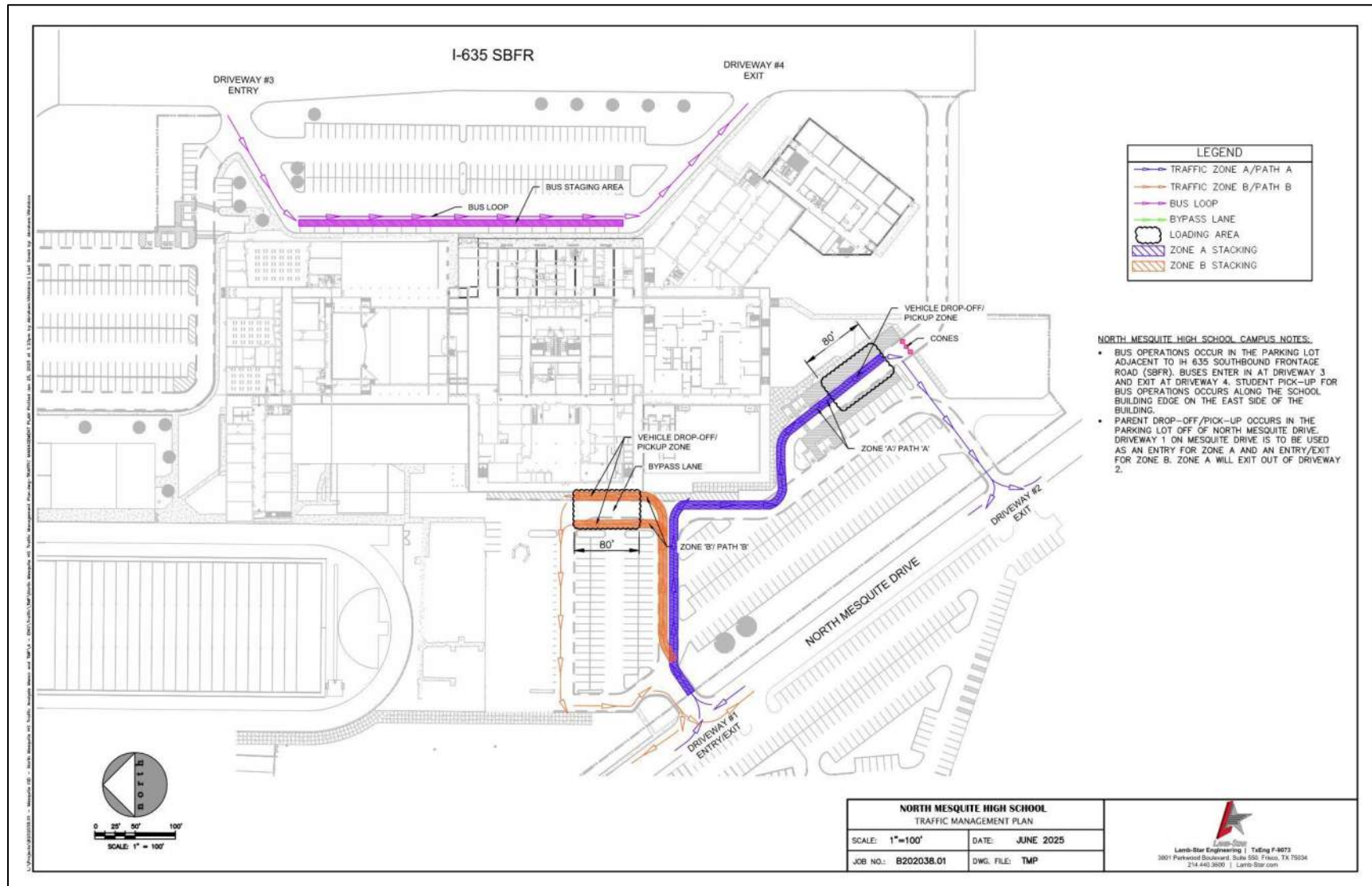
A handwritten signature in black ink, appearing to read 'Don Pool', is written over a light blue horizontal line.

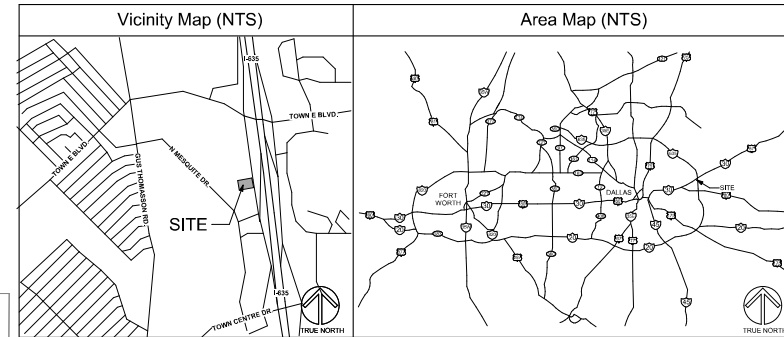
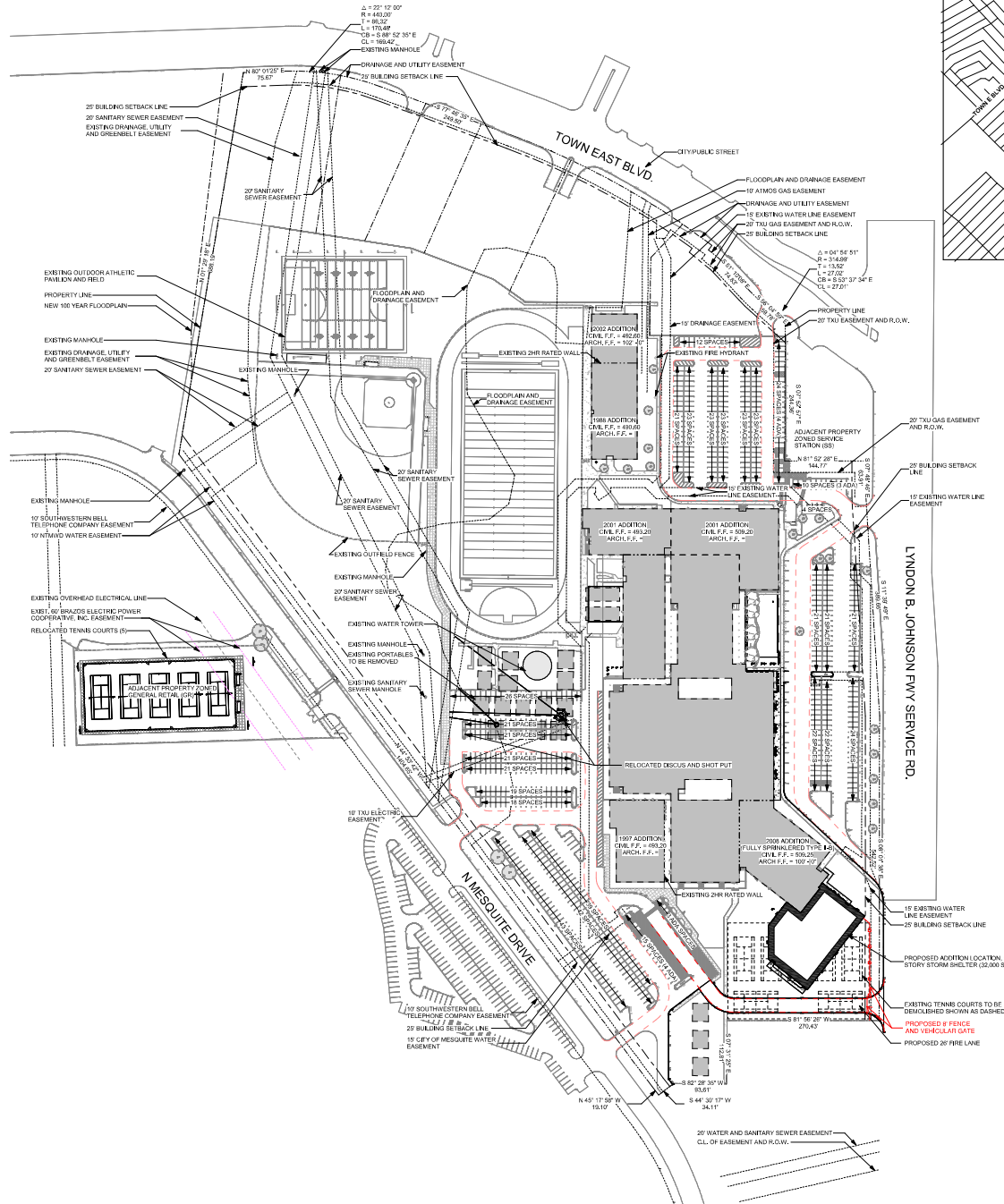
Don Pool
Executive Director of Construction Services
Mesquite Independent School District

3819 Towne Crossing
Mesquite, TX 75150
972-882-7419 dpool@mesquiteisd.org

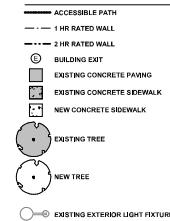


ATTACHMENT 5 – TRAFFIC PLAN





SITE PLAN LEGEND



NORTH MESQUITE HIGH SCHOOL

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:	R-2, SINGLE FAMILY RESIDENTIAL		
OCCUPANCY USE:	EDUCATION GROUP-E		
APPRaisal DISTRICT ACCOUNT #:	#381355500A0010000		
STORIES (PERMITTED):	3	HEIGHT (PERMITTED):	75'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	31'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	TERRA
BUILDING AREA - EXISTING	385,055 SF	ACRAGE OF SITE:	33.12 ACRES
BUILDING AREA - ADDITION	33,934 SF	SQUARE FOOTAGE OF SITE:	1,442,951 SF
TOTAL BUILDING AREA:	418,989 SF	LOT COVERAGE:	42.2%
FLOOR TO AREA RATIO:	.28	OPEN SPACE:	57.8%
IMPERVIOUS AREA:	608,519 SF	PERVIOUS AREA:	834,432 SF
SCHOOL CLASSROOM COUNT:	83	SCHOOL MAXIMUM CAPACITY:	2,800
PARKING SPACES REQUIRED:	830	PARKING SPACES (STANDARD):	814
PARKING SPACES PROVIDED:	838	PARKING SPACES (ACCESSIBLE):	26

OWNER:

Dan Pool
800 E. Main Street Mesquite,
TX 75051

APPLICANT:

Robert Gentry
2000 Headquarters Dr. Suite 600
Mesquite, TX 75051
214-750-0077

SURVEYOR:

RLK Engineering, Inc.
111 West Main Mesquite, TX 75051
972-358-1723

PROJECT NAME:	NORTH MESQUITE HIGH SCHOOL ADDITION AND RENOVATION
CASE NUMBER:	XXXXXXXXXXXX
SUBDIVISION NAME:	NORTH MESQUITE HIGH SCHOOL
LOT AND BLOCK:	LOT 1 - BLOCK A
ABSTRACT NUMBER:	
COUNTY:	DALLAS COUNTY
SUBMISSION DATE:	06/09/2025



WRA Architects, Inc.
6000 Headquarters Drive
Suite 600
Plano, TX 75024
214-750-0077
www.wraarchitects.com

PROJECT NAME: North Mesquite HS Additions and Renovations
PROJECT ADDRESS: 18201 Lyndon B Johnson Fwy, Mesquite, TX 75150

REVISIONS:
No. Date

JOB NO. 2519
DATE 09/11/2025

Concept Plan
Z100.1



T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0625-0404
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 11, 2025
City Council: Tuesday, September 2, 2025

GENERAL INFORMATION

Applicant: Centurion American on behalf of MM Mesquite Retail 3 LLC
Requested Action: Amend PD-Light Commercial (Ordinance Nos. 4595, 4799, and 5019) to Planned to allow the installation of a 30-foot-tall multitenant freestanding sign.
Location: 21717 IH 635 (also known as 355 and 375 Rodeo Center Blvd).

SITE BACKGROUND

Platting: Not Platted
Size: Approximately 2.5248 acres/109,981 square feet
Zoning: PD - Planned Development
Future Land Use: Commercial
Zoning History: 1951: Annexed and zoned Residential
1958: Rezoned to Commercial, Special Use Permit
1968: Rezoned to Commercial
1984: Rezoned to Light Commercial
1986: Mesquite Arena Rodeo Entertainment Overlay District
2005: Rezoned to PD – Light Commercial
2006: Rezoned to PD – Townhomes
2018: Rezoned to PD Ordinance No. 4595
2020: Amended PD Ordinance No. 4595 with Ordinance No. 4799
2022: Amended PD Ordinance No. 4595 and 4799 with Ordinance No. 5019

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	Commercial	Retail and Restaurants
SOUTH:	PD – Light Commercial	Undeveloped Land
EAST:	Commercial	Limited Service Hotels
WEST:	PD – Single Family	Single Family Homes

CASE SUMMARY

The applicant is requesting an amendment to the Iron Horse Planned Development (PD) to allow a 30-foot-tall multitenant freestanding sign for the Iron Horse Commercial development located along Rodeo Center Boulevard and IH-635. The Iron Horse PD does not permit pole signs. Under the Mesquite Sign Ordinance, monument signs up to 50 square feet in area with a max height of 10 feet are allowed. Properties adjacent to a freeway with a posted speed limit over 55 mph (according to the plat of the property, it has frontage on IH-635) can have a monument sign up to 20 feet in height and a sign area up to 100 square feet. However, the applicant is seeking approval for a sign that exceeds this height allowance. The total area of the sign face on the proposed sign is 100 square feet.

City Council initially approved the Iron Horse development with PD Ordinance No. 4595 in 2018 to allow the mixed-use development, which includes townhomes, single-family residences, age-restricted residential homes, retail, restaurants, and entertainment uses. In 2020, the PD was amended by Ordinance No. 4799 to permit an amenity center for residents, a convenience store with fuel sales, and to modify screening wall requirements at the request of the developer. In 2022, the Iron Horse PD was amended to remove the requirement to provide age-restricted housing.

The residential portion of the Iron Horse development has been completed. Commercial development within Iron Horse includes Wave Wash, 7-Eleven, and Panda Express. In addition, the developer has constructed two multitenant buildings (355 and 375 Rodeo Center Blvd). The building at 375 Rodeo Center Blvd will be occupied by Ojos Locos restaurant, and Action Behavior Center, a medical office use, will partially occupy the building at 355 Rodeo Center Blvd.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates 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. Uses may include retail, hotels, restaurants, big box retailers, or personal services.

STAFF COMMENTS:

Because the proposed PD amendment does not modify the types of land uses currently permitted within the PD, it remains consistent with the property's Commercial designation in the Comprehensive Plan.

MESQUITE ZONING ORDINANCE

SECTION 5-511: APPROVAL STANDARDS FOR CREATION OR AMENDMENT OF A PD DISTRICT.

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

STAFF COMMENTS: The proposed amendment does not address or create a public health, safety, or welfare issue.

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

STAFF COMMENTS: The proposed amendment does not change the permitted land uses within the PD.

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

STAFF COMMENTS: The proposal does not address a City Council strategic goal

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

STAFF COMMENTS: The proposed PD amendment will not create any nonconformities.

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

STAFF COMMENTS: There is no proposed change in the permitted uses or the underlying zoning of the property.

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

STAFF COMMENTS: The residential portion of the Iron Horse development has been completed, along with some commercial developments along W. Scyene Road. There have been no additional developments in the Iron Horse development other than the two multitenant commercial buildings that are in the process of being occupied.

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 property remains suitable for its current Planned Development – Light Commercial zoning.

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: Adequate public facilities, including roads, utilities, and emergency services, are currently available to service the property.

9. Whether the proposed PD amendment 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 amendment allows for tailored signage standards not available under the base zoning district, potentially providing greater flexibility for commercial tenants and visibility from the freeway. However, the amendment is limited in scope and does not include broader public improvements or community amenities.

10. The degree to which the proposed PD amendment 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 amendment is specific to signage and does not include changes to site layout or design features. As such, it does not incorporate creative site design but does provide an opportunity for customized signage.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed PD amendment seeks to allow a 30-foot-tall freestanding sign within the Iron Horse development along IH-635, where current regulations limit signage height to 20 feet. The total square footage of the sign area is 100 square feet.

RECOMMENDATIONS

Staff has no recommendation on the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and mailed a courtesy notice for properties within 400 feet. As of August 6, 2025, Staff has received one returned notice from the statutory notice area in opposition to the request.

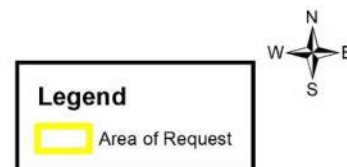
ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. 30' Freestanding Sign
7. Public Notice

Aerial Map



Request: Rezoning to allow a 30-ft-tall
multitenant freestanding sign
Applicant: Centurion American
Location: 21717 IH 635



This is a detailed plat map of a portion of the City of Fort Worth, Texas. The map shows a grid of lots, many of which are numbered. Key features include:

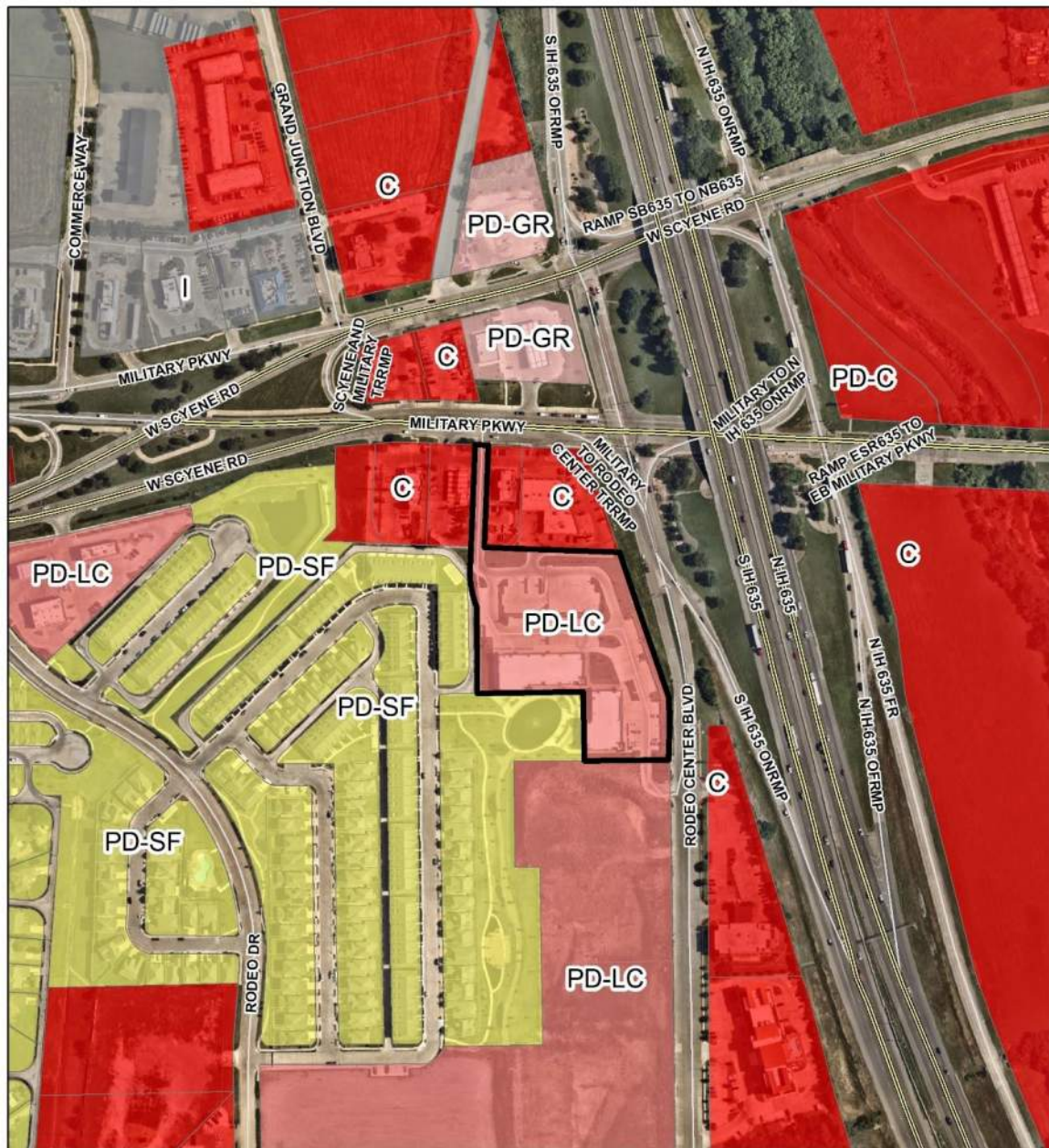
- Streets:** Military Pkwy, W Scyene Rd, Rodeo Center Blvd, IH 635, and IH 635 Onrmp.
- Tramways:** Military to Rodeo Center Trmp, Rodeo Center to Military Trmp.
- Lot Numbers:** Numerous lots are numbered, including 124, 1719, 1711, 1712, 1728, 1722, 1725, 1730, 1714, 1704, 1717, 1904, 1908, 1916, 1928, 1932, 1936, 1941, 1949, 2001, 2004, 2008, 2012, 2016, 2020, 2024, 2028, 2032, 2036, 2040, 2044, 2048, 2052, 2056, 2060, 2064, 2068, 2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136, 2140, 2144, 2148, 2152, 2156, 2160, 2164, 2168, 2172, 2176, 2180, 2184, 2188, 2192, 2196, 2200, 2204, 2208, 2212, 2216, 2220, 2224, 2228, 2232, 2236, 2240, 2244, 2248, 2252, 2256, 2260, 2264, 2268, 2272, 2276, 2280, 2284, 2288, 2292, 2296, 2300, 2304, 2308, 2312, 2316, 2320, 2324, 2328, 2332, 2336, 2340, 2344, 2348, 2352, 2356, 2360, 2364, 2368, 2372, 2376, 2380, 2384, 2388, 2392, 2396, 2400, 2404, 2408, 2412, 2416, 2420, 2424, 2428, 2432, 2436, 2440, 2444, 2448, 2452, 2456, 2460, 2464, 2468, 2472, 2476, 2480, 2484, 2488, 2492, 2496, 2500, 2504, 2508, 2512, 2516, 2520, 2524, 2528, 2532, 2536, 2540, 2544, 2548, 2552, 2556, 2560, 2564, 2568, 2572, 2576, 2580, 2584, 2588, 2592, 2596, 2600, 2604, 2608, 2612, 2616, 2620, 2624, 2628, 2632, 2636, 2640, 2644, 2648, 2652, 2656, 2660, 2664, 2668, 2672, 2676, 2680, 2684, 2688, 2692, 2696, 2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, 2756, 2760, 2764, 2768, 2772, 2776, 2780, 2784, 2788, 2792, 2796, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832, 2836, 2840, 2844, 2848, 2852, 2856, 2860, 2864, 2868, 2872, 2876, 2880, 2884, 2888, 2892, 2896, 2900, 2904, 2908, 2912, 2916, 2920, 2924, 2928, 2932, 2936, 2940, 2944, 2948, 2952, 2956, 2960, 2964, 2968, 2972, 2976, 2980, 2984, 2988, 2992, 2996, 3000, 3004, 3008, 3012, 3016, 3020, 3024, 3028, 3032, 3036, 3040, 3044, 3048, 3052, 3056, 3060, 3064, 3068, 3072, 3076, 3080, 3084, 3088, 3092, 3096, 3100, 3104, 3108, 3112, 3116, 3120, 3124, 3128, 3132, 3136, 3140, 3144, 3148, 3152, 3156, 3160, 3164, 3168, 3172, 3176, 3180, 3184, 3188, 3192, 3196, 3200, 3204, 3208, 3212, 3216, 3220, 3224, 3228, 3232, 3236, 3240, 3244, 3248, 3252, 3256, 3260, 3264, 3268, 3272, 3276, 3280, 3284, 3288, 3292, 3296, 3300, 3304, 3308, 3312, 3316, 3320, 3324, 3328, 3332, 3336, 3340, 3344, 3348, 3352, 3356, 3360, 3364, 3368, 3372, 3376, 3380, 3384, 3388, 3392, 3396, 3400, 3404, 3408, 3412, 3416, 3420, 3424, 3428, 3432, 3436, 3440, 3444, 3448, 3452, 3456, 3460, 3464, 3468, 3472, 3476, 3480, 3484, 3488, 3492, 3496, 3500, 3504, 3508, 3512, 3516, 3520, 3524, 3528, 3532, 3536, 3540, 3544, 3548, 3552, 3556, 3560, 3564, 3568, 3572, 3576, 3580, 3584, 3588, 3592, 3596, 3600, 3604, 3608, 3612, 3616, 3620, 3624, 3628, 3632, 3636, 3640, 3644, 3648, 3652, 3656, 3660, 3664, 3668, 3672, 3676, 3680, 3684, 3688, 3692, 3696, 3700, 3704, 3708, 3712, 3716, 3720, 3724, 3728, 3732, 3736, 3740, 3744, 3748, 3752, 3756, 3760, 3764, 3768, 3772, 3776, 3780, 3784, 3788, 3792, 3796, 3800, 3804, 3808, 3812, 3816, 3820, 3824, 3828, 3832, 3836, 3840, 3844, 3848, 3852, 3856, 3860, 3864, 3868, 3872, 3876, 3880, 3884, 3888, 3892, 3896, 3900, 3904, 3908, 3912, 3916, 3920, 3924, 3928, 3932, 3936, 3940, 3944, 3948, 3952, 3956, 3960, 3964, 3968, 3972, 3976, 3980, 3984, 3988, 3992, 3996, 4000, 4004, 4008, 4012, 4016, 4020, 4024, 4028, 4032, 4036, 4040, 4044, 4048, 4052, 4056, 4060, 4064, 4068, 4072, 4076, 4080, 4084, 4088, 4092, 4096, 4100, 4104, 4108, 4112, 4116, 4120, 4124, 4128, 4132, 4136, 4140, 4144, 4148, 4152, 4156, 4160, 4164, 4168, 4172, 4176, 4180, 4184, 4188, 4192, 4196, 4200, 4204, 4208, 4212, 4216, 4220, 4224, 4228, 4232, 4236, 4240, 4244, 4248, 4252, 4256, 4260, 4264, 4268, 4272, 4276, 4280, 4284, 4288, 4292, 4296, 4300, 4304, 4308, 4312, 4316, 4320, 4324, 4328, 4332, 4336, 4340, 4344, 4348, 4352, 4356, 4360, 4364, 4368, 4372, 4376, 4380, 4384, 4388, 4392, 4396, 4400, 4404, 4408, 4412, 4416, 4420, 4424, 4428, 4432, 4436, 4440, 4444, 4448, 4452, 4456, 4460, 4464, 4468, 4472, 4476, 4480, 4484, 4

Legend

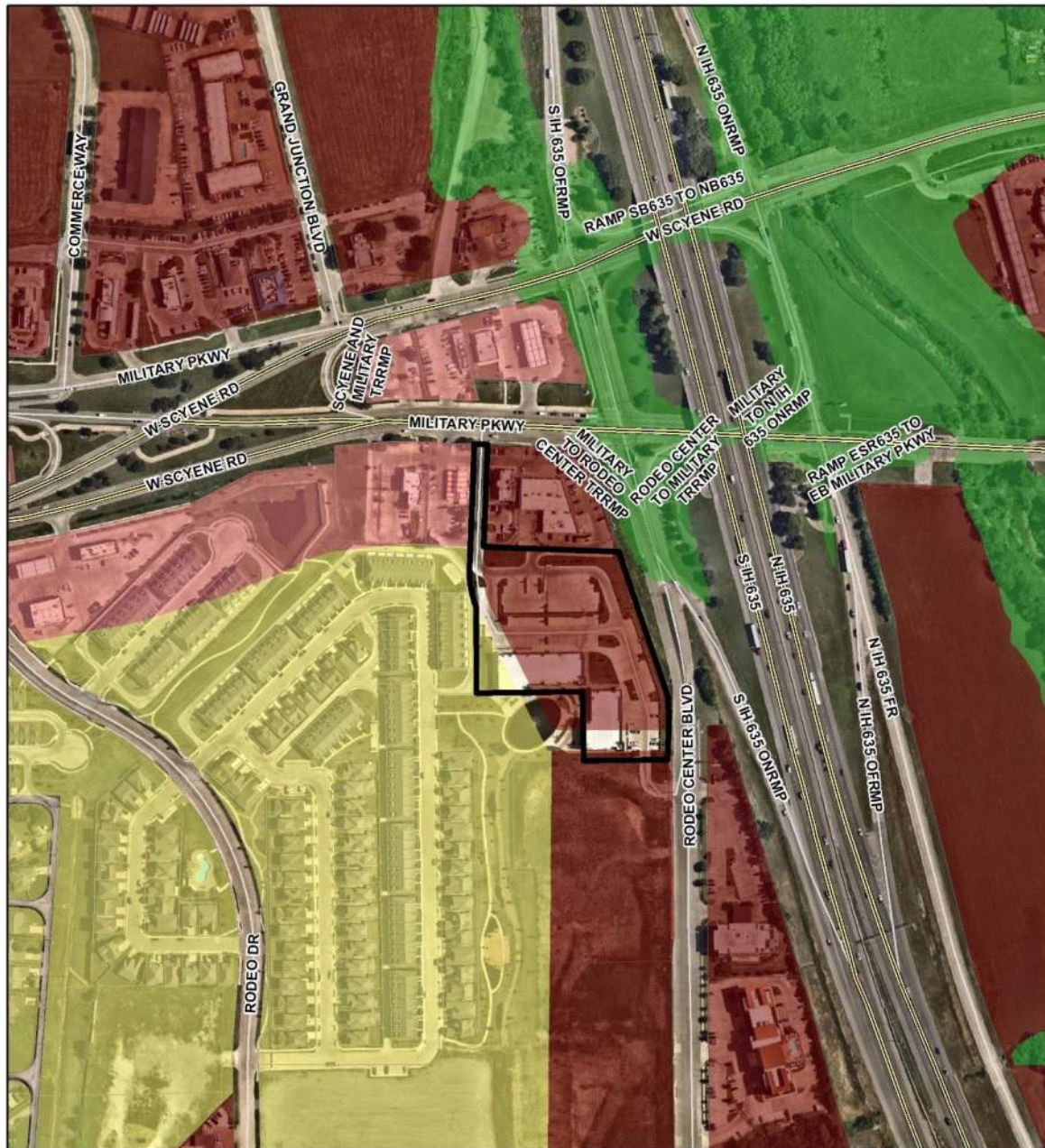
-  Area of Request
-  Statutory Notice
-  Courtesy Notice



Zoning Map



Future Land Use Map





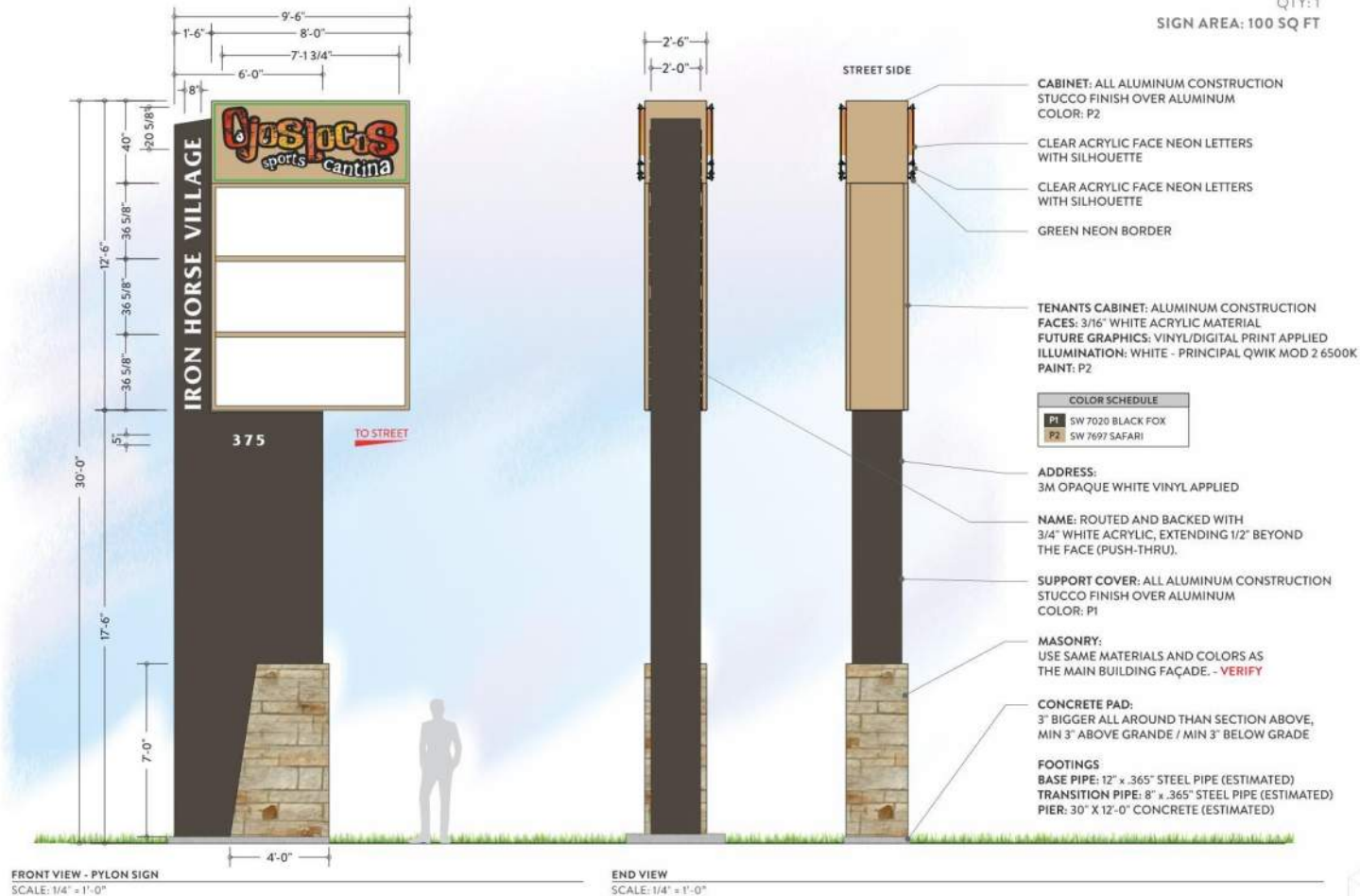
Street view of the subject property facing west.



View of the subject property facing southeast. The multitenant sign in the picture is for 1704 Military Parkway, which is 28 feet in height.

SCOPE OF WORK

1. FABRICATE AND INSTALL - ILLUMINATED D/F PYLON SIGN



16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
QJOS LOCOS
PYLON SIGN
ADDRESS:
375 RODEO CENTER BLVD.
MESQUITE, TX 75149

DATE: 05.19.2025

PROJECT NUMBER:
ES14151

DESIGNER:
SERGIO

REVISIONS
R4: 05.22.2025
SIGN DESIGN REVISION
R5: 05.28.2025
REVISED OPTION
R6: 06.23.2025
30FT HEIGHT OPTION

APPROVALS / DATE

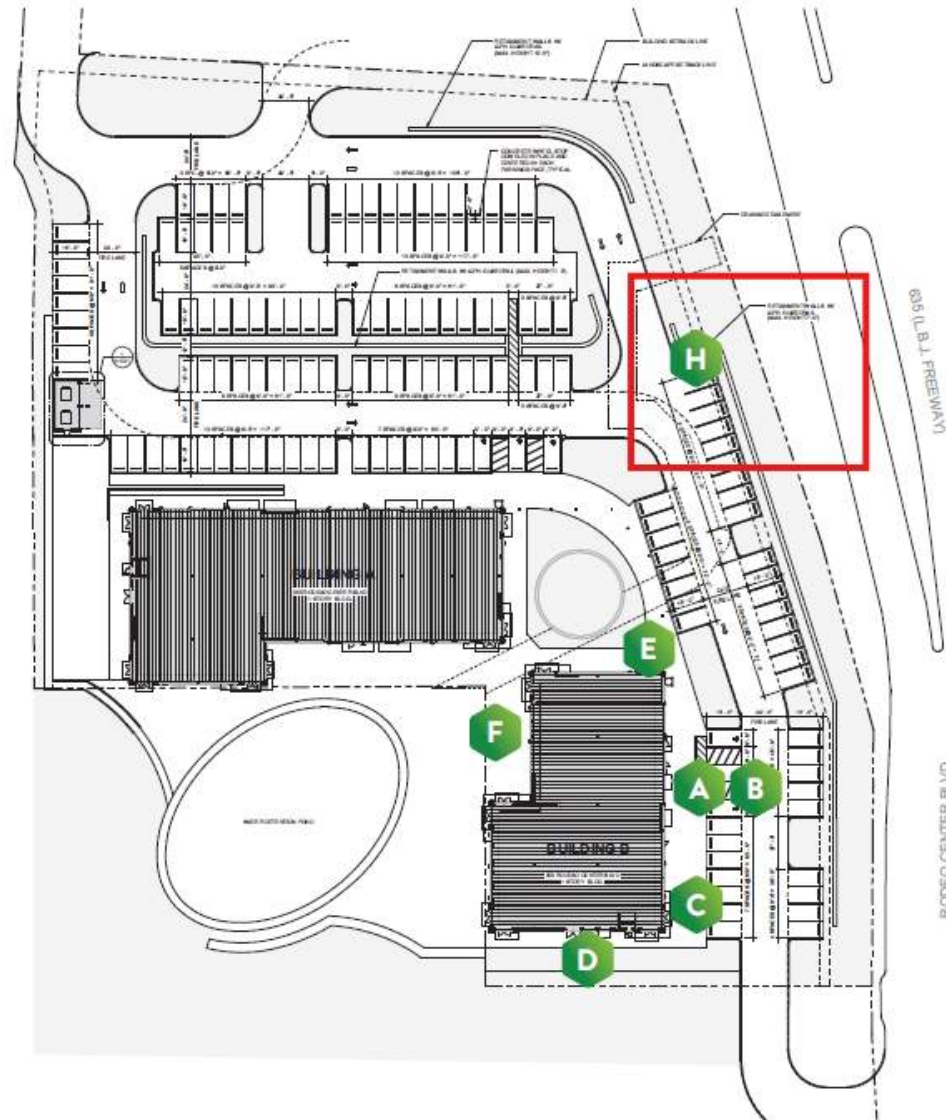
CLIENT:

LANDLORD:



Installation requirements: This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All conceptual renderings are property of Ezzi Signs. Any reproduction, exhibition or use of this drawing is strictly prohibited.
©2024. All rights reserved.



MESQUITE
TEXAS
Equal, Texas, Service

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

LOCATION: 21717 LBJ FWY (also known as 355 and 375 Rodeo Center Blvd)
DCAD ID: 381112200A0010000
FILE NUMBER: Z0625-0404
APPLICANT: Centurian American on behalf of MM Mesquite Retail 3 LLC
REQUEST: Amend Planned Development – Light Commercial Ordinance No. 4595 and 4799

The requested Zoning Change is to amend Planned Development – Light Commercial Ordinance Nos. 4595 and 4799 to allow the installation of a 30-foot-tall multitenant freestanding sign. Additional information about the request is available online: www.cityofmesquite.com/zoningcases

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/zoningcases. 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 use requested is for a residential use or vice versa.

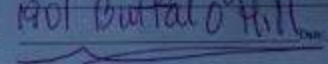
LEGAL DESCRIPTION
Iron Horse Commercial, Block A, Portion of Lot 1

PUBLIC HEARINGS
The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, August 11, 2025, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.
The City Council will hold a public hearing on this request at 7:00 p.m. on Tuesday, September 2, 2025, in the City Council Chambers located at 757 N. Galloway Ave.
Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or planning@cityofmesquite.com.

REPLY FORM
State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For that reason, we are sending you this notice. As a property owner within 200 feet of the property, you are asked to give your opinion on the requested zoning change at the public hearing of the Planning and Zoning Commission. Your written reply is important and will be considered by the Commission and City Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by August 11th to be included in the Planning and Zoning Commission packet and by 5 p.m. on August 15th to be included in the City Council packet. All replies received after the listed dates will still be accepted and presented to the Commission and City Council, but will not be included in the official 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: Z0625-0404
I am in favor of this request ☒ **Name (Required):** Maria Gonzalez
I am opposed to this request ☐ **Address of Noted Property:** 1901 Buffalo Hill
Owner Signature:  **Phone:** 855-23

Reasons (optional): No!!

Please respond by returning to: **PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137**



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0410
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 11, 2025
City Council: Tuesday, September 2, 2025

GENERAL INFORMATION

Applicant: Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito)
Requested Action: Rezoning from General Retail to General Retail with a **Conditional Use Permit** to allow a convenience store.
Location: 1200 E. Davis Street, Suite 127

SITE BACKGROUND

Platting: Mesquite Highlands, Block 10, Lot 2
Size: 4.71
Zoning: GR - General Retail
Future Land Use: Neighborhood Retail
Zoning History: 1954: Annexed and zoned Residential
1961: Zoning change to Local Retail
1973: Zoning change to General Retail

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	GR - General Retail	Restaurant, Self Storage
SOUTH:	R-3, Single Family Residential	Single Family Residential
EAST:	GR - General Retail	Restaurant and Retail
WEST:	R-3, Single Family Residential	Single Family Residential

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow Mi Rinconcito to operate as a convenience store in a 1,400-square-foot retail space located at 1200 E. Davis Street. Mi Rinconcito was issued a Certificate of Occupancy (CO) in December 2021 under the use classification of "Gift, Novelty, and Souvenir Shops" (SIC 5947). At the time, the business indicated it would sell items such as ornaments, shirts, and handicrafts from Mexico and Central America. Staff informed the applicant that selling pre-packaged foods and sodas would be permitted only on an incidental basis under that classification. Since then, the business has expressed its intent to sell beer and wine in addition to its existing merchandise. Based on this expanded scope of sales, Staff has determined that the use now constitutes a convenience store, which requires a CUP in the General Retail zoning district.

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 application does not include a request to amend the Neighborhood Retail future land use designation. A convenience store is considered a retail use that serves the daily needs of nearby residents and is generally consistent with the intent of the Neighborhood Retail category.

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 is not anticipated to negatively impact public health, safety, or welfare. The use is compatible with surrounding development patterns and is subject to applicable building and safety codes.

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

STAFF COMMENTS: The proposed CUP is generally consistent with the Comprehensive Plan and its future land use designation, which supports commercial development that provides goods and services to the community.

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

STAFF COMMENTS: The proposed CUP aligns with the City's adopted land use policies by supporting a compatible commercial use that serves the surrounding area.

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

STAFF COMMENTS: The proposed CUP will not 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: The proposed CUP is compatible with surrounding uses and zoning. It is not expected to negatively impact the use, enjoyment, or value of nearby properties.

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

STAFF COMMENTS: There has been minimal recent development activity in the immediate area. While it is unclear whether the proposed CUP would influence future development, it would not conflict with the existing character of the area.

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: Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.

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: The subject property has sufficient off-street parking for the proposed use.

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: City staff does not believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval. As a CUP, the Planning and Zoning Commission can recommend that the CUP be limited to Zanas 8885 Corporation. If this condition is added, any future change in business ownership would require the new owner to obtain a separate CUP.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 6, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Applicant Letter
6. Site Photo

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Conditional Use Permit to allow a
Convenience Store
Applicant: Angelica Chapa on behalf of Mi Rinconcito
Location: 1200 E. Davis St., Suite 127



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



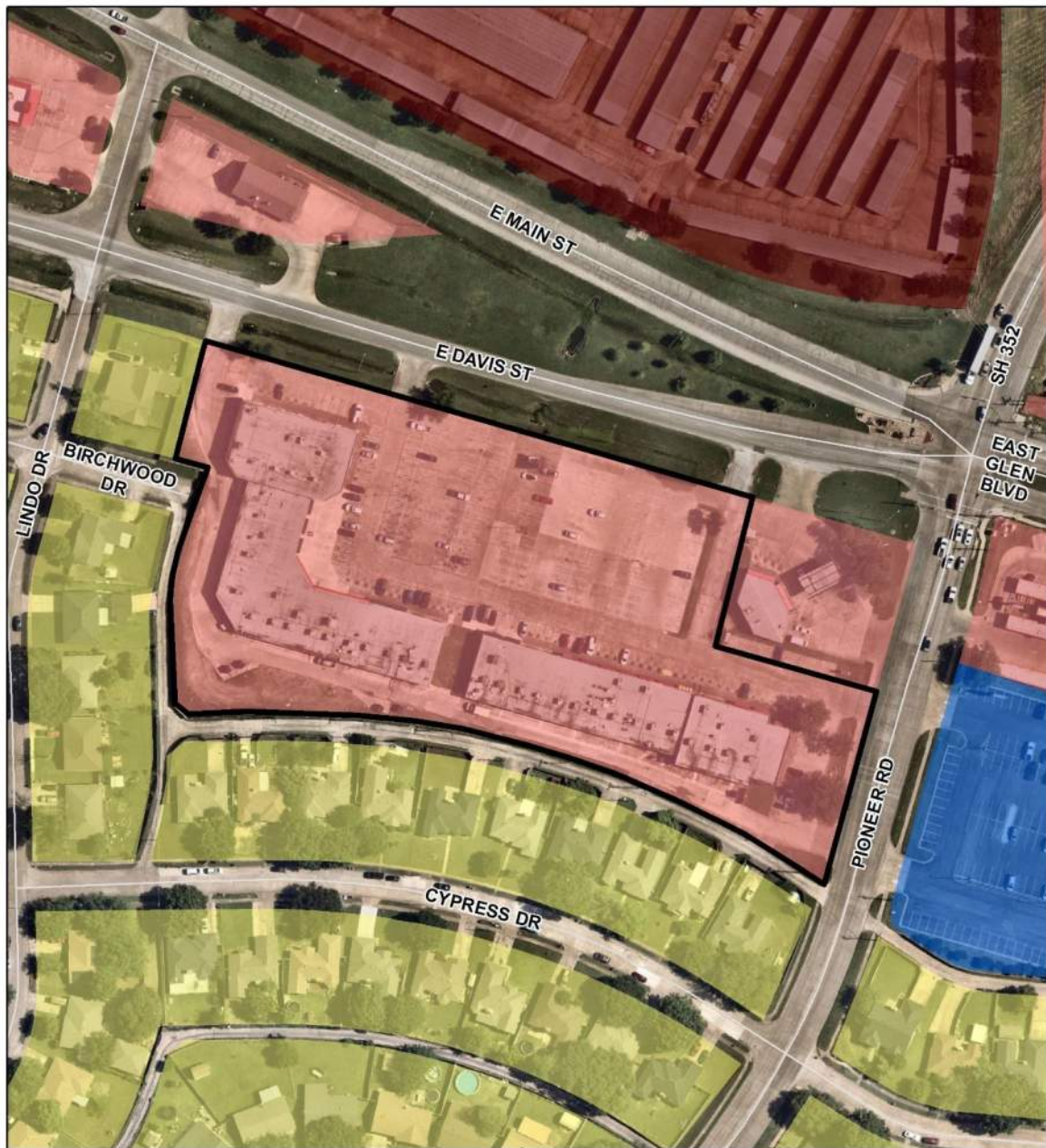
This aerial map displays a city block with several streets and zoning districts. The streets shown are E Main St, E Davis St, E Scyene Rd, East Glen Blvd, Pioneer Rd, Cypress Dr, Paldao Dr, Birchwood Dr, and Lindo Dr. The zoning districts are color-coded and labeled: GR (General Residential) in pink, PD-GR (Professional Office/General Residential) in light pink, R-3 (Single-Family Residential) in green, and SH 352 (State Highway) in red. The map also shows a large industrial or commercial area in the upper right corner, which is not color-coded.



 Area of Request
 GENERAL RETAIL
 LIGHT COMMERCIAL
 SINGLE FAMILY RESIDENTIAL

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- | | |
|-------------------------|--------------------|
| Area of Request | Commercial |
| Low Density Residential | Public/Semi-Public |
| Neighborhood Retail | |



ATTACHMENT 5 – APPLICATION LETTER

April 14, 2025

**Zanas 8885 Corporation
1200 E. Davis St. Ste. 127
Mesquite, TX 75149**

To whom it may concern:

I am writing on behalf of Ms. Zanas Lopez to provide you with a letter of intent regarding the location mentioned above.

The intention for this location is to add the sale of Beer and wine to go. We are hoping that this will be approved they are hoping that with the sale of imported beer and wines we can add to the novelty of the store. We hope this concept will bring a new concept that could potentially bring more business.

So, with that said, we would like to be approved for a Variance for the Sale of Beer and Wine at the above location.

If you have any questions or need additional information, please feel free to contact me.

**Angie B. Chapa, Licensing Agent
1720 Regal Row Ste 232
Dallas, TX 75235
(214) 566-9333 Cell
(214) 631-2750 Office
Abc-liquor-license@sbcglobal.net**

