



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
August 25, 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 August 11, 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. Z0725-0406.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0406 submitted by KCG Companies, LLC for a Comprehensive Plan amendment to change the future land use designation from Light Industrial to High Destiny Residential and for a zoning change from Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919 to Planned Development – Age Restricted Multifamily and Commercial to allow a 260-unit multifamily development for senior living (aged 55 and up) on a 11-acre tract of land and a commercial development on a ~3.8 tract of land with modified development standards located at 2210 E Scyene Rd (also addressed as 2235 East Glen Blvd).

6. **ZONING APPLICATION NO. Z0525-0409.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0409 submitted by Mike Doherty, Foster Street Capital, LLC., for a zoning change to allow a Conditional Use Permit for sign manufacturing as a permitted use located at 720 Military Parkway, Unit D.

7. **ZONING APPLICATION NO. Z0525-0411.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0411 submitted by Mark Cohen on behalf of Town East Shopping Center for a zoning change from Service Station to General Retail to allow uses permitted by right in the General Retail zoning district located at 2801 Motley Drive.

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 18, 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 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 25, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by August 22, 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**August 11, 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
Elizabeth Douglas	Planner	☒ Present In-Person
Karen Strand	Deputy City Attorney	☐ Present In-Person
David Paschall	City Attorney	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Teferi 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 28, 2025, Planning and Zoning Commission.

ACTION

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

PUBLIC HEARINGS**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.

This case will be rescheduled for the August 25, 2025, Planning & Zoning Commission meeting, due to re-noticing. Ti'Ara Clark advised Chairwoman Teferi to open the public hearing to allow the property owners in attendance an opportunity to address the Commission.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Monica Kujawa, 1120 Aragon Trail, Mesquite, TX, addressed the Commission, expressing concern for the loss of the current “greenbelt” and tranquility provided by the forest along the eastern portion of the subject property. Ms. Kujawa further stated that many adjacent property owners are families with small children and, therefore, were unable to attend the meeting; she recommended Zoom as an alternative for citizens to attend meetings.

Tim Bartley, 1128 Aragon Trail, Mesquite, TX, addressed the Commission, stating that he understands that progress and infrastructure are inevitable, but suggested perhaps an alternative location could be considered.

Larry Thomas, 200 Stonegate Lane, Sunnyvale, TX, on behalf of the Applicant, came before the Commission to confirm the rescheduled date for this case.

Chairwoman Teferi closed the public hearing.

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.

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

DISCUSSION

There were no questions from or discussions among the Commissioners.

APPLICANT

Roland Gentry, 2208 Briarcrest Drive, Plano, TX, on behalf of the Applicant, spoke to the Commission. Mr. Gentry explained that the project was part of a Mesquite ISD bond package approved in May 2025 and will provide safety and security to faculty and students in the form of a two-story storm shelter.

There were no questions from the Commission.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing; no one came forward. The public hearing was closed.

ACTION

Commissioner Melend made a motion to approve; Commissioner Walker seconded. The motion passed 7-0.

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).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions regarding the proposed size in relation to the current ordinance and an existing nearby sign that exceeds height limitations; the location of the sign in relation to highway exits, as well as signage type.

APPLICANT

Perla Tavera, on behalf of the Applicant, came before the Commission to answer questions. Commissioner Walker inquired about the safety of the sign; Ms. Tavera stated that the sign would be built according to approved plans and would meet inspection requirements. Commissioner Chenault asked if the current development at the site is “hidden” by a wall; Ms. Tavera stated that it is, and this fact is why they need a larger sign to help with attracting business.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing; no one came forward. The public hearing was closed.

ACTION

Commissioner Melend made a motion to approve; Commissioner Screws seconded. The motion passed 7-0.

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.

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions related to the other type of products to be sold; a nearby service station that is already selling beer/wine and the subject property’s proximity to a specific restaurant.

APPLICANT

Angelica Chapa, Applicant, addressed the Commission, clarifying that Zanas 8885 Corporation only wants to sell imported beers from South America. She further stated that the location will not be a full-fledged convenience store; it would be considered a “catered” item store.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing; no one came forward. The public hearing was closed.

ACTION

Commissioner Melend made a motion to approve, limiting the Conditional User Permit to Zanas 8885 Corporation. Commissioner Chenault seconded. The motion passed 6-1, with Commissioner Walker opposed.

DIRECTOR'S REPORT**8. DIRECTOR'S REPORT.**

Garrett Langford provided the director's report, updating the Commission on recent City Council action taken on zoning-related items at their meeting on August 4, 2025:

Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a change of zoning from Commercial within the Town East Retail and Restaurant Area (TERRA) Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 1800 North Town East Boulevard). (No responses in favor or 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. 5181.**

Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC, for a change of zoning to amend Planned Development - Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 Interstate Highway 30. (No responses in favor or 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. 5180**

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

Chairwoman Teferi provided an update on her recent attendance at the APA Texas Elected & Appointed Officials Workshop on July 25, 2025, in North Richland Hills.

The next meeting will be held on Monday, August 25, 2025.

Chairwoman Teferi adjourned the meeting at 7:55 p.m.

Chairwoman Soira Teferi



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 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 proposed site location minimizes visibility from the roadway. Based on the concept plan provided, it appears the applicant intends to utilize existing trees and natural vegetation to further screen the site from both the roadway and the surrounding area.

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. Coverage maps submitted by the applicant show a gap in service within the surrounding area.

In accordance with the Mesquite Zoning Ordinance (MZO), a Conditional Use Permit 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 on all sides by other single-family zoning districts. The nearest dwelling unit, which sits on the First Presbyterian Church property, is approximately one hundred and eleven (111) feet from the proposed tower location. Therefore, 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. Health and environmental impacts are regulated by the FCC, which sets strict standards for tower radiation to ensure it does not adversely affect surrounding areas.

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 Conditional Use Permit 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 delivering utility services.

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 21, 2025, staff has received four returned property owner notices in opposition.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Existing Tower Facilities
8. Separation Map
9. Coverage Maps
10. Concept Plan
11. Recorded Plat
12. Returned Notices

ATTACHMENT 1 – AERIAL MAP

Ariel Map



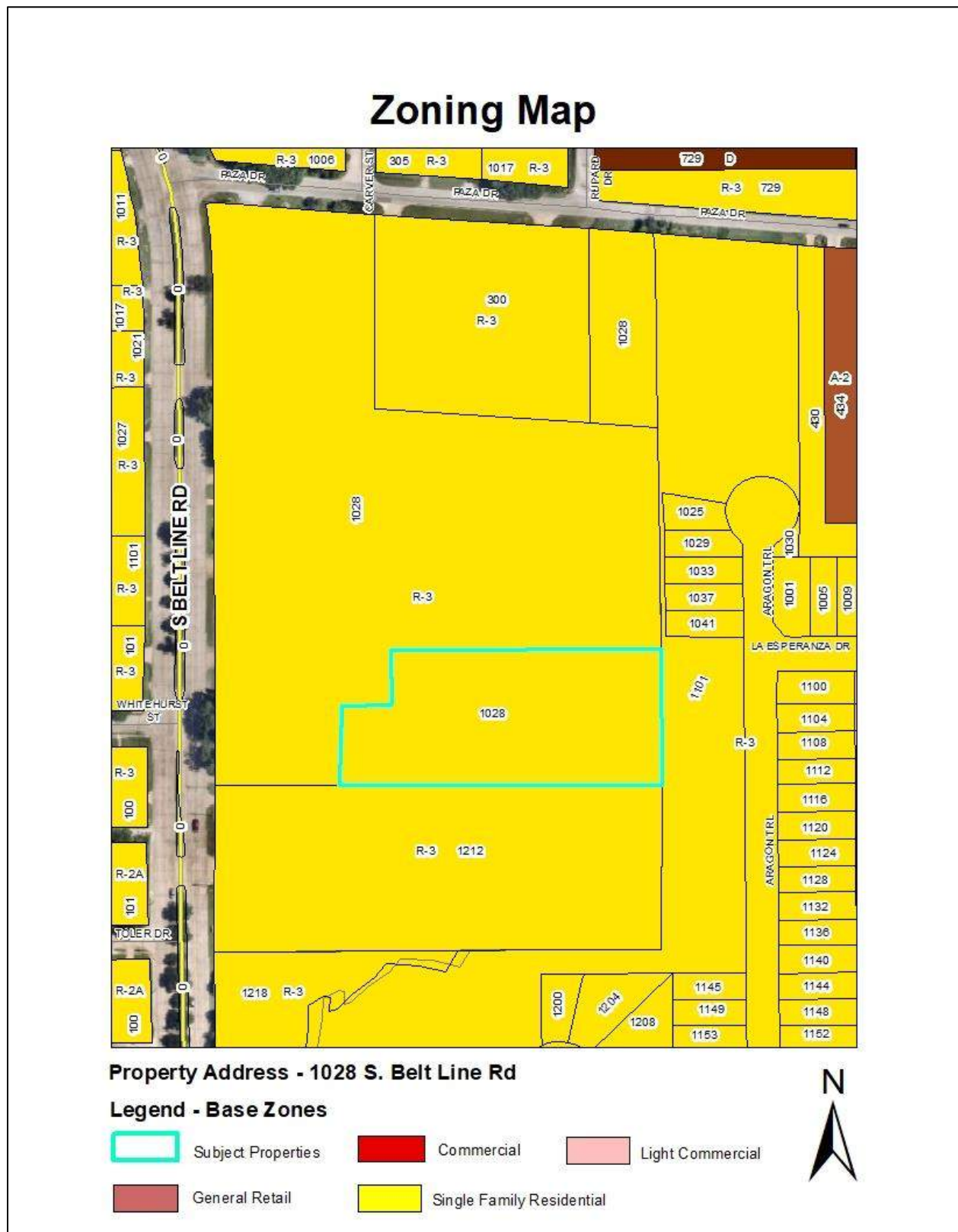
Applicant: Chris Mayo, Hemphill Seminary, LLC
Location: 1028 S. Belt Line Rd
Request: Conditional Use Permit



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 5 – SITE PHOTOS



Facing north towards the proposed entrance to the telecommunications tower



Facing southeast toward the proposed telecommunications tower

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 clark@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): Carmen Verde Herrera
I am <u>in</u> favor of this request	Address of: Daniela Villanueva Verde
I am <u>opposed</u> to this request ☒	Noticed Property: 1152 Aragon Trl
	Owner Signature: Mesquite, TX 75149
	Date: 8/11/2025

Reasons (optional): visual pollution
noise
We love our green areas, and the fresh air

PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137



RECEIVED
AUG 13 2025
PLANNING AND ZONING

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:

- **Original Request:** Rezone 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.
- **New Request:** Rezone to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use with modified separation requirements 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

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Misael Rodriguez

1005 La Esperanza Dr, Mesquite TX 75150

Date: 08- -25

Reasons (optional):

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

ATTACHMENT 6 – RETURNED NOTICES



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

PLANNING AND ZONING
AUG 14 2025
RECEIVED

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. 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

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Denna Bruno

1200 Castilla Ct Mesquite TX 75419

Ms. Denna Bruno Date: 08/08/2025

Reasons (optional):

It will be an eye sore and take away from our beautiful scenery. The construction will be messy and noisy. It's been known to kill bees so I worry about our health. I believe it will be

Please respond by returning to:

PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

a physical hazard to kids trying to climb it.



RECEIVED

AUG 20 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
RENOUNCE 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 with modified separation requirements at 1028 S. Belt Line Road.

Additional information about the request, including the concept plan and approval criteria are 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 25, 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 15, 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. 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 21st** to be included in the Planning and Zoning Commission packet and by 5 pm on **September 11th** 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
I am in favor of this request
I am opposed to this request X
Name:(required) First Presbyterian Church, Mesquite
Address of 1028 S. Belt Line Road
Noticed Property:
Owner Signature: Egonas [Signature] Date: 8/20/25
Reasons (optional): on behalf of POC, our governing body voted unanimously to oppose this request.

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



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 blue ink, 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



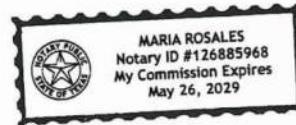
State of Texas
County of Tarrant

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.


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.

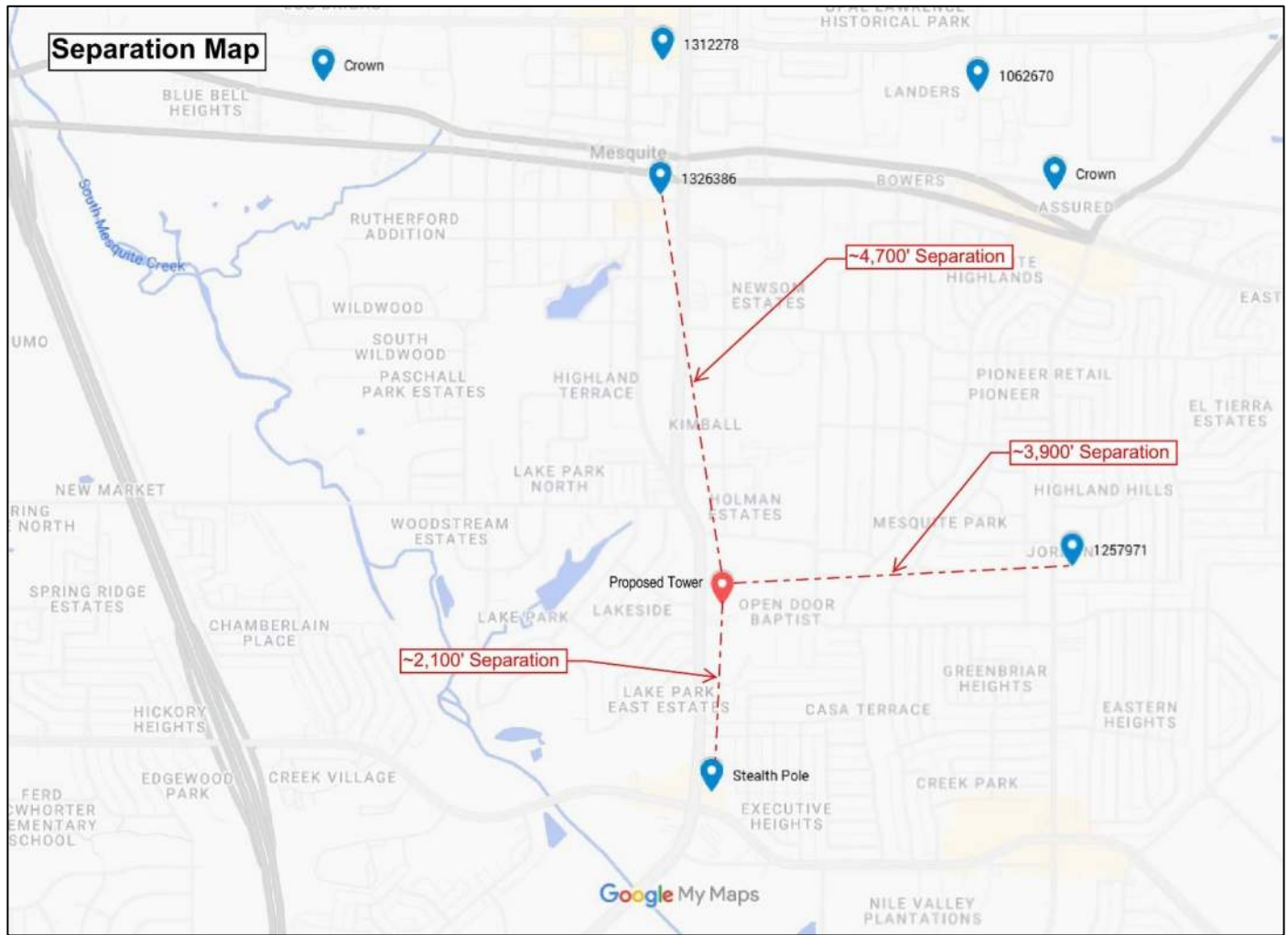
After evaluating existing facilities and structures in accordance with §1-703, it was determined that a new tower at the proposed location is necessary to meet service demands, ensure sufficient coverage, and allow for future network growth.

ATTACHMENT 8 – EXISTING TOWER FACILITIES

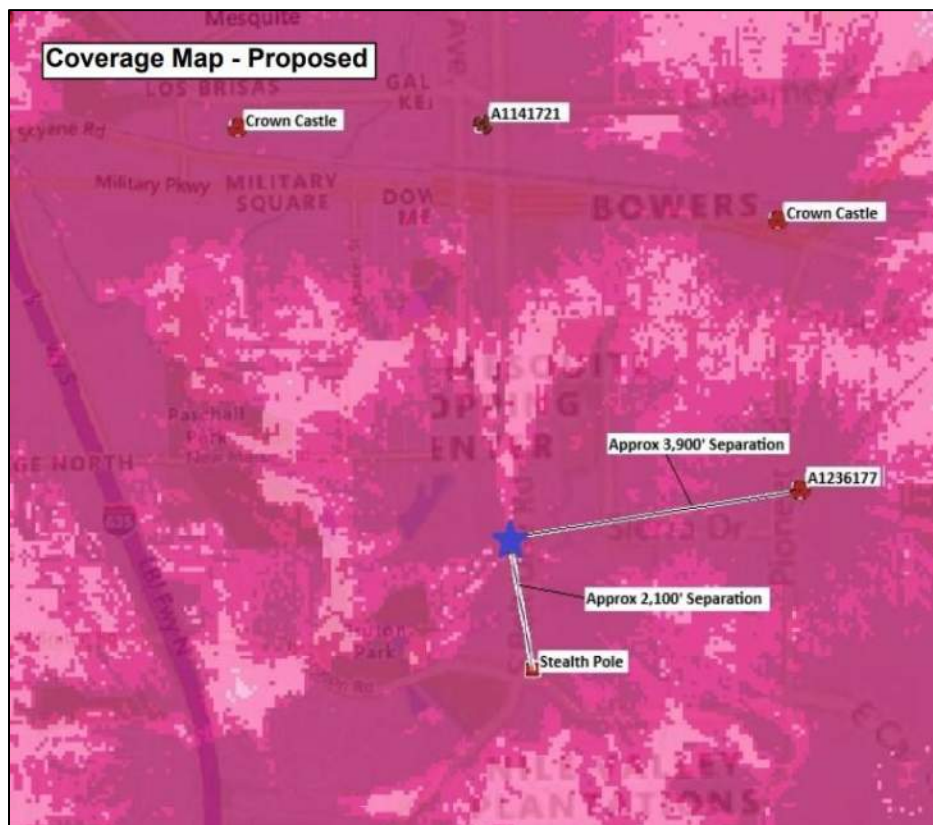
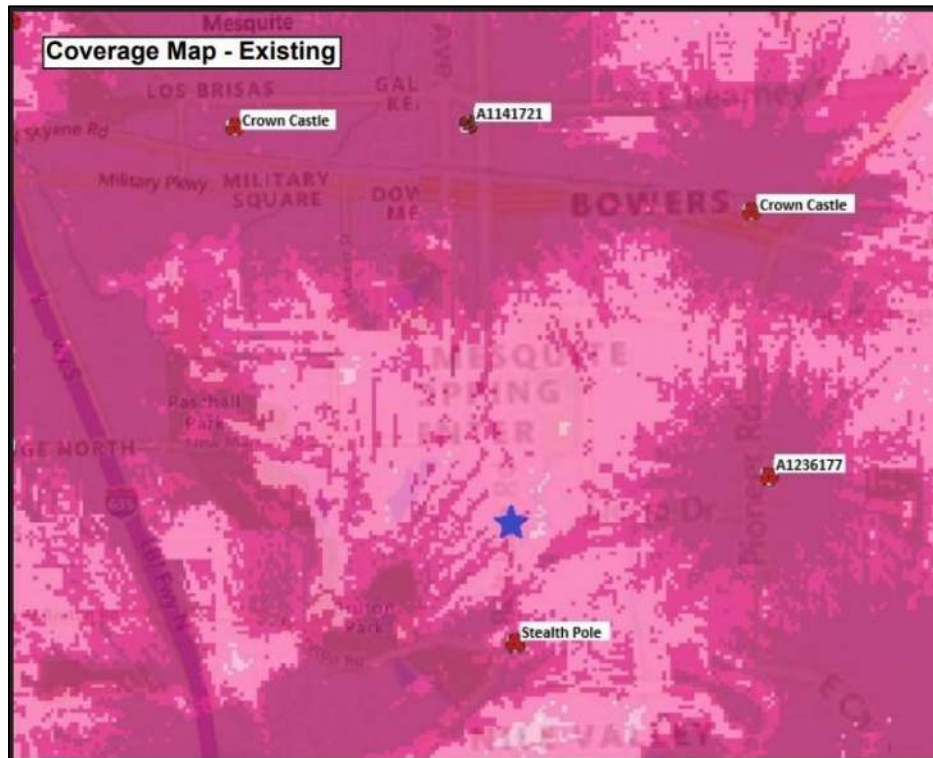
Existing Facilities

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	V8-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

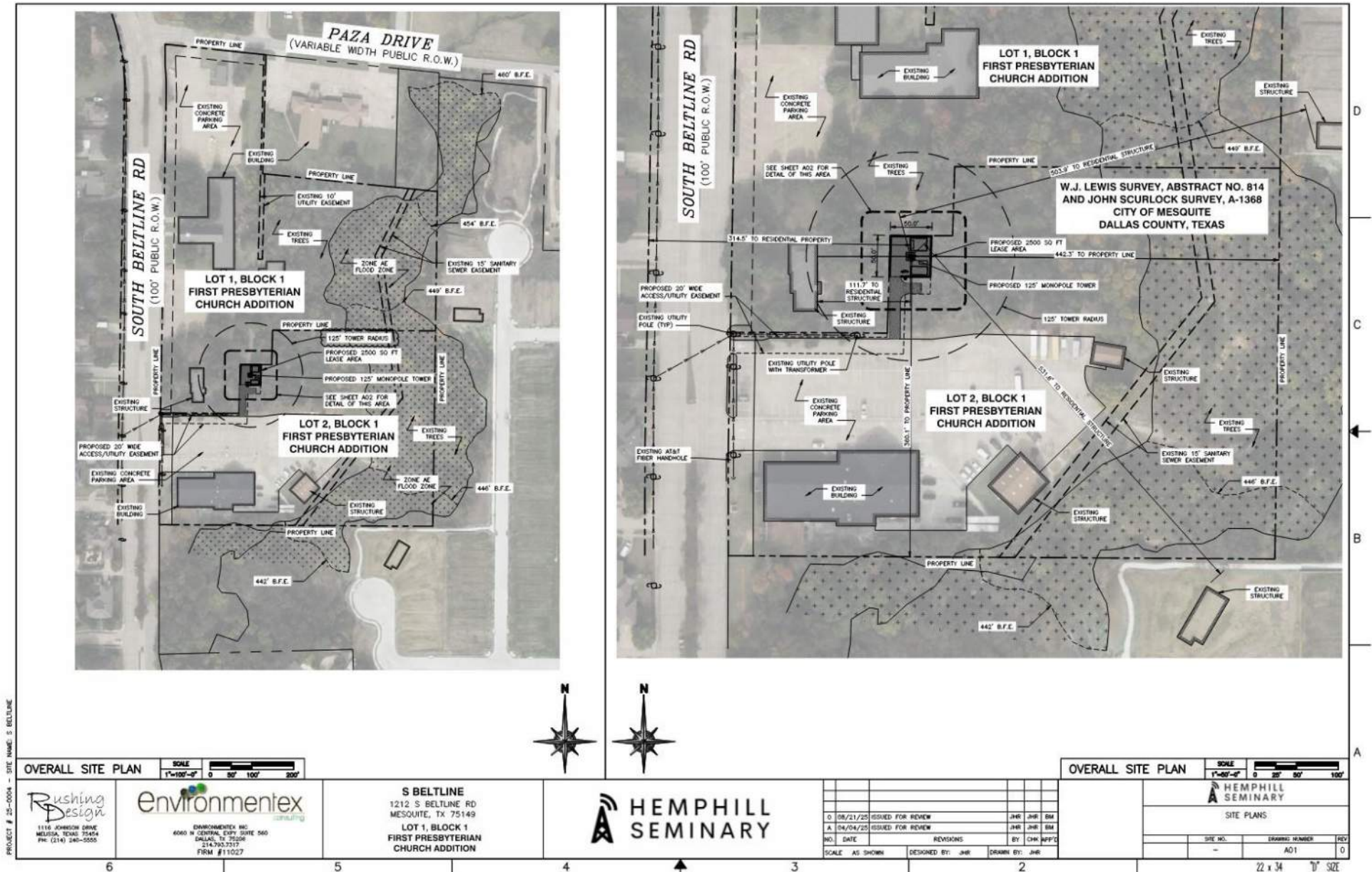
ATTACHMENT 9 – SEPARATION MAP



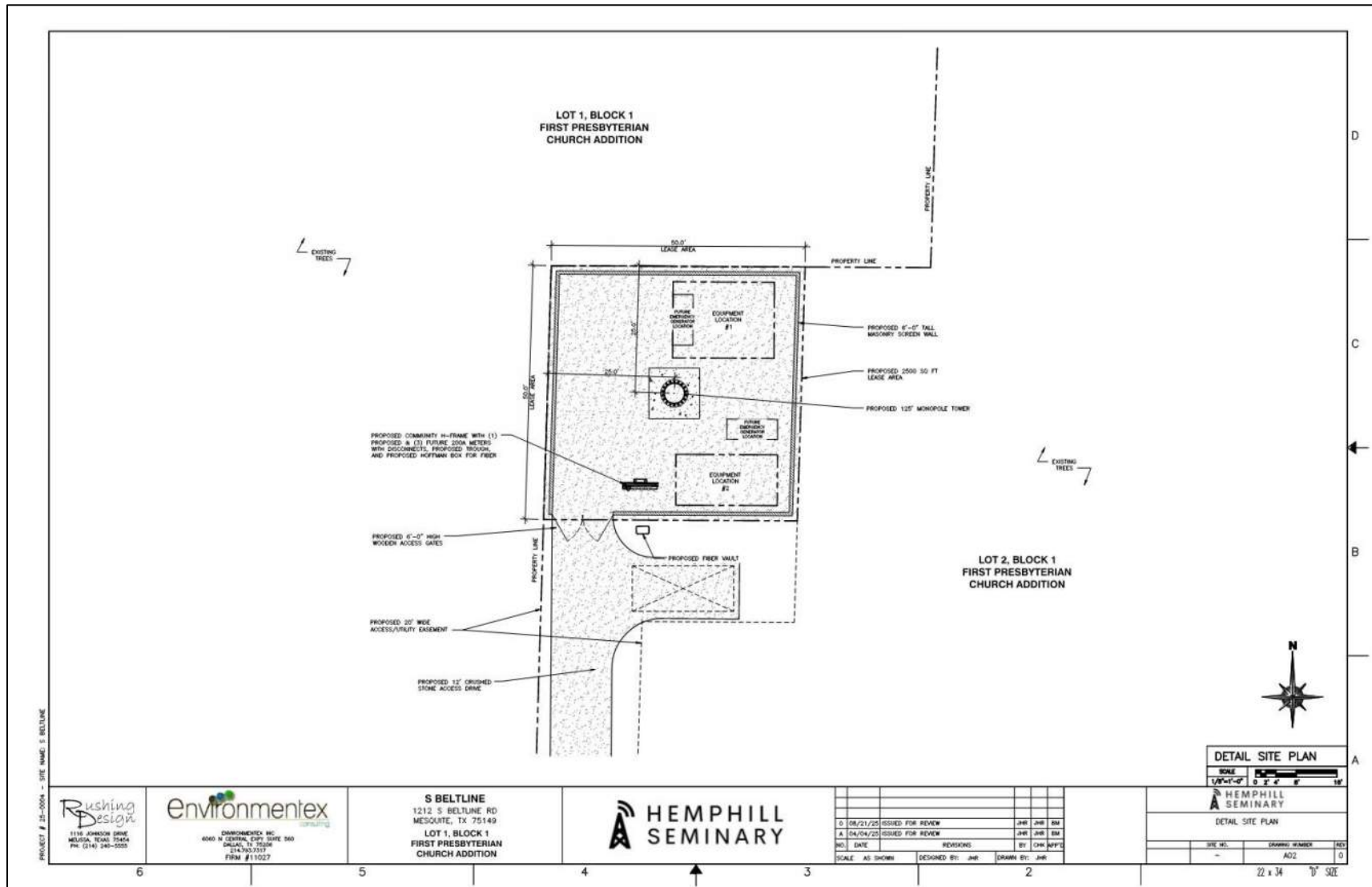
ATTACHMENT 10 – COVERAGE MAPS



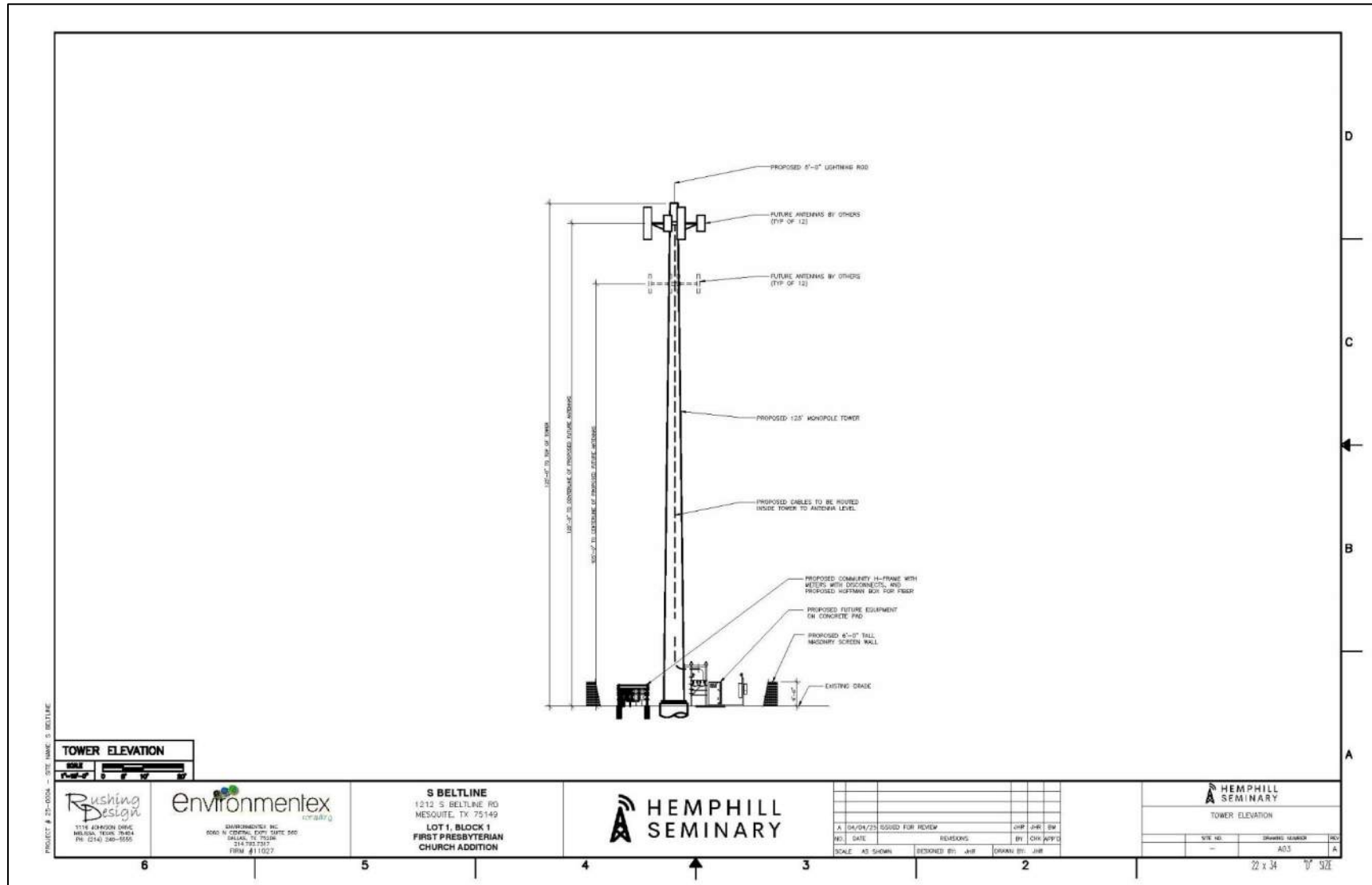
PROJECT INFORMATION SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY SITE ADDRESS: 1212 S BELTLINE RD MESQUITE, TX 75149 LATITUDE: 32.752748° LONGITUDE: -96.595737° JURISDICTION: CITY OF MESQUITE EXISTING USE: RETAIL/COMMERCIAL PROPOSED USE: TELECOMMUNICATIONS FACILITY		HEMPHILL SEMINARY SITE NAME S BELTLINE SITE ADDRESS 1212 S BELTLINE RD MESQUITE, TX 75149 DALLAS COUNTY																				
DRAWING INDEX <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th>TITLE SHEET</th> <th>REV</th> </tr> <tr> <td>T01</td> <td>SITE PLAN</td> <td>A</td> </tr> <tr> <td>A01</td> <td>DETAILED SITE PLAN</td> <td>A</td> </tr> <tr> <td>A02</td> <td>TOWER ELEVATION</td> <td>A</td> </tr> <tr> <td>A03</td> <td>PROPERTY PLAT</td> <td>A</td> </tr> </table>			TITLE SHEET	REV	T01	SITE PLAN	A	A01	DETAILED SITE PLAN	A	A02	TOWER ELEVATION	A	A03	PROPERTY PLAT	A	VICINITY MAP (NOT TO SCALE) DIRECTIONS: FROM DALLAS, TAKE I-635 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.					
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NOTES <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">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>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:	DATE:	APPLICABLE BUILDING CODES AND STANDARDS SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAJ) FOR THE SITE LOCATION, INCLUDING BUILDING CODES, ELECTRICAL CODES AND LIGHTNING PROTECTION CODES. THE EDITION OF THE LAJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE CONSTRUCTION. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100, RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1-311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.										
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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:	DATE:																					
REDLINE DRAWING REVIEW <table border="1" style="width: 100%; border-collapse: collapse;"> <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 PER 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>		NAME (PRINT)	SIGNATURE	DATE	GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	ENGINEERING – ACCEPT THESE REDLINE DRAWINGS					
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RUSHING DESIGN 1116 JACKSON DRIVE MESQUITE, TEXAS 75049 PH: (214) 240-8555		ENVIRONMENTEX INC. 6000 N. COPAL, SUITE 200 DALLAS, TX 75206 214.783.7317 FIRM #11027		S BELTLINE 1212 S BELTLINE RD MESQUITE, TX 75149 LOT 1, BLOCK 1 FIRST PRESBYTERIAN CHURCH ADDITION																		
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ATTACHMENT 11 – CONCEPT PLAN

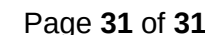


ATTACHMENT 11 – CONCEPT PLAN



ATTACHMENT 11 – CONCEPT PLAN







PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0406
REQUEST FOR: Zoning Change and Comprehensive Plan Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: KCG Companies, LLC
Requested Action(s):
1. Zoning change to Planned Development (PD) – Age Restricted Multifamily to allow 260-unit age-restricted multifamily development on an 11-acre tract.
2. Zoning change to PD – Commercial to allow a commercial development on a ~3.7-acre tract.
3. A Comprehensive Plan Amendment to change the future land use designation from Light Industrial to High Density Residential.
Location: 2210 E Sycene Rd (Attachment 1) (Future Address: 2235 East Glen Blvd)

SITE BACKGROUND

Platting: The property is not platted.
Size: ~14 Acres
Zoning: Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919
Future Land Use: Light Industrial
Zoning History: 1972: Annexed and Zoned Agricultural
1982: Rezoned to Industrial
2021: Rezoned to PD – Industrial (I) Ord. No. 4856
2021: Rezoned to PD-Age Restricted Residential and I Ord. No. 4919

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD – I Ord. No. 4856	Undeveloped
SOUTH:	General Retail	Undeveloped
EAST:	PD – I Ord. No. 4856	Warehouses under construction
WEST:	PD – I Ord. No. 4856	Undeveloped

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of Avanti Hills, a four-story, 260-unit multifamily community for seniors (55+) on approximately 11 acres at the northwest corner of East Glen Blvd. and Clay Mathis Road. The project will consist of two apartment buildings with a mix of one- and two-bedroom units, an overall parking ratio of 1.25 spaces per unit, and a variety of indoor and outdoor amenities. The proposed Planned Development (PD) will meet the requirements of Section 2-501 of the Zoning Ordinance, with exceptions related to covered parking, bedroom type ratios, and gated entry.

In addition to the Avanti Hills tract (Tract 1), the applicant proposes to rezone an adjacent 3.7-acre tract (Tract 2) to PD–Commercial, bringing the total rezoning area to 14.7 acres. No concept plan has been submitted for Tract 2; any commercial development will require a future PD amendment and concept plan approval.

The property is currently zoned Planned Development–Age Restricted Residential and Industrial (Ordinance No. 4919), which allowed for a self-storage facility on two acres and a 168-unit age-restricted rental community on ~12 acres. While that project obtained site plan approval and permits, it was not constructed. The new developer, KC Companies, has placed the property under contract and is pursuing a new development plan that requires rezoning.

It should be noted that the 2025 Texas Legislative Session passed Senate Bill (SB) 840, which regulates multifamily development in cities with populations over 150,000 that are located within counties with populations greater than 300,000. The new law, which goes into effect on September 1st, will apply to the City of Mesquite, which has a population of over 157,000. SB 840 stipulates that multifamily or mixed residential developments will be permitted by right in any nonresidential zoning district, with limited exceptions. Cities may still restrict multifamily development within 1,000 feet of heavy industrial uses or airports. The bill also establishes the following maximum regulatory thresholds that cities cannot exceed:

- Density may not be limited to fewer than 36 dwelling units per acre
- Parking requirements may not exceed one space per dwelling unit
- Building height may not be restricted below 45 feet

Cities may continue to regulate landscaping, open space, amenities, unit size, bedroom/bathroom counts, and screening/fencing for multifamily developments.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Light Industrial

The subject property is located within the Light Industrial Future Land Use designation. According to the *Mesquite Comprehensive Plan*, Light Industrial development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Land use types include refining or manufacturing activities (with no outdoor activity), indoor warehouse/storage facilities and industrial business parks.

Proposed Future Land Use Designation: High Density Residential

The High Density Residential designation is intended for multifamily development. Depending on location, densities in high density residential may vary significantly. The Mesquite Comprehensive Plan offer the following strategies for High Density Residential land use designation:

- High density residential is appropriate along major collector or arterial roadways.
- High density residential should not be located along highways in order to reserve these areas for commercial development.
- High density residential serves as a buffer between commercial or retail uses and low or medium density residential areas.
- Higher densities would be more appropriate near retail centers, in downtown, or in mixed use areas.

SEC. 2-501: MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The standards set out in Section 2-501 shall be required for multifamily uses in all districts and shall serve as guidelines for review of multifamily developments in PD districts. Multifamily developments or redevelopments that include more than 25 dwelling units require Planned Development district zoning.

STAFF COMMENTS:

The application proposes to meet most of the requirements within Section 2-501 of the MZO. Below are the requirements from Section 2-501 that the applicant is requesting a modification.

SEC. 2-501. E. Dwelling Unit Requirements.

1. Minimum dwelling size. Seven hundred twenty-five (725) square feet, provided that efficiency units may be five hundred (500) square feet.
2. Maximum number of efficiency units. Five (5) percent of total number of dwelling units in the development.
3. Minimum number of one-bedroom units. Fifty (50) percent of total number of dwelling units in the development.
4. Maximum number of units with three (3) or more bedrooms. Five (5) percent of the total number of dwelling units.
5. Basic facilities.
 - a. Each dwelling unit will include the following:
Washer and dryer hookups

Security devices in accordance with the requirements of the Texas Property Code § 92.153, as amended.

The entry to all dwelling units shall be from an interior hallway of the building, provided that private patios and balconies shall have access to the unit.

- b. Bathrooms shall be required as follows:
-

One-bedroom and efficiency units shall have a minimum of one (1) full bathroom.

Two-bedroom units shall have a minimum of one (1) full and one-half (½) bathrooms.

Three- and four-bedroom units shall have a minimum of two (2) full bathrooms.

Five (5) or more bedroom units shall have a minimum of two (2) full and one-half (½) bathrooms.

Staff Comment: The applicant proposes modifying the minimum number of one-bedroom units in the development from 50% to 49%. The applicant proposes the following unit mix:

- 129 One-bedroom Units (~49%)
- 131 Two-Bedroom Units (~51%)

The applicant also proposes modifying the bathroom requirement for a two-bedroom by having one full bathroom instead of one (1) full and one-half (½) bathrooms. The applicant stated, “Our 2 bed units in senior communities are almost universally rented by a senior couple or a single individual wanting more space, therefore the additional half bath is unnecessary. The money and square footage used to construct the additional half bath will be put into higher quality finishes of the unit interiors themselves and a more expansive floorplan.”

Section 2-501. G.2. Security Fencing - Multifamily developments shall be required to provide security fencing and gates adequate to regulate and control access to the complex. In order to assure emergency access, all gate installations shall be in accordance with established rules and regulations of the Mesquite Fire Department. Fencing erected pursuant to this requirement shall be six (6) to eight (8) feet in height and shall be constructed of wrought iron with a maximum picket spacing of six (6) inches, or a long-span precast concrete decorative screening wall, brick, stone or vinyl. Only fencing of a non-solid construction is permitted within the front and exterior side yard setbacks, provided that all gates must be set back from the street right-of-way a minimum of twenty-five (25) feet.

Staff Comment: The applicant proposes a wrought-iron fence around the perimeter of the property. Masonry columns will be included in the fence along East Glen Blvd. The applicant is requesting that gates not be required. The applicant stated, “gates are more of a nuisance for senior renters than a value, as residents frequently run into them resulting in access issues for the entire community. The property will be fenced and we will have ample security cameras and controlled building access for resident security – a gate ultimately would do more harm than good for the proposed development.”

SEC. 2-501. K. Off-street Parking Requirements. Age-restricted multifamily communities. The number of parking spaces for age-restricted multifamily communities shall be 1.25 spaces per unit regardless of bedroom count. A minimum of fifty (50) percent of

required parking spaces shall be covered spaces provided either in an enclosed garage, a multilevel garage, or under a carport.

Staff Comment: Per SB 840, a total of 260 parking spaces are required and the applicant is providing 286 spaces. The applicant is requesting a modification to reduce the required parking from 50% to 10%. The applicant indicated “covered parking is difficult to maintain and becomes an issue for seniors trying to park and hitting the pillars dividing spaces, ultimately it’s harder to manage long term and is not something we deem necessary for this particular market. We are proposing 10% covered parking via carports for the property.”

SEC. 5-307.M. Approval Standards. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following approval standards when reviewing major and minor Comprehensive Plan amendments. Comprehensive Plan amendments may be approved by the City Council only following a determination that:

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and

Staff Comments: The purpose of the Comprehensive Plan and its Future Land Use Map is to guide land use policy in a way that balances economic development with land use compatibility. The proposed amendment aligns with this intent by responding to market demands and site-specific constraints that affect the feasibility of commercial development.

2. That any one of the following criteria has been met:
 - a. There was an error in the original Comprehensive Plan adoption; or
 - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
 - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
 - e. Any other legally sufficient standard under Texas law

Staff Comments: The proposed amendment will update the Future Land Use designation to reflect the multifamily zoning that was established in 2021. This change ensures consistency between the *Mesquite Comprehensive Plan* and the City’s zoning map, which is necessary for effective implementation of land use

policy. Additionally, the proposal supports the *Mesquite Comprehensive Plan's* implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities and meet the spirit of the MZO.

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

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

STAFF COMMENTS: The proposed PD promotes general welfare by allowing for a multifamily development for seniors. The project provides safe and affordable housing options, incorporates on-site amenities, and contributes to overall neighborhood reinvestment, which benefits the City as a whole.

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

STAFF COMMENTS: The proposed PD aligns with these policies by converting a site previously designated for industrial and age-restricted development into a new senior-focused multifamily community with modern amenities, consistent with the City's long-term planning vision. The proposed planned development also supports the *Mesquite Comprehensive Plan's* implementation strategy for Housing and Neighborhoods to provide a variety of housing types.

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

STAFF COMMENTS: The proposed PD supports the City Council's 2024-2025 Strategic Goal 2.5, which aims to "develop policies that promote well-designed residential neighborhoods with a mixture of housing options and amenities." By allowing for a variety of housing types, including workforce housing, the PD encourages diverse and inclusive residential development. Additionally, the inclusion of amenities enhances community livability and quality of life, aligning with the City's broader objective of fostering vibrant and well-planned neighborhoods.

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

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

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

STAFF COMMENTS: There are no existing uses immediately adjacent to the subject property. The property to the north is zoned Industrial, but no development plans have been submitted at this time. Tract 2 within the proposed PD will require a future PD amendment with a concept plan, which will allow staff and City Council to evaluate its compatibility with surrounding properties. Within the subject property, the proposed development will include a perimeter fence and tree line along the property boundaries to provide buffering from adjacent uses.

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

STAFF COMMENTS: To the east of Clay Mathis Road, there have been warehouse developments that have been completed in recent years. The property directly across Clay Mathis Road from the subject property is currently under construction for two warehouse buildings.

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 development envisioned under the existing PD, having not come to fruition despite its receiving site plan approval, indicates that the current zoning may not be feasible.

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

STAFF COMMENTS: Water and sewer connections will need to be extended to the site.

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

STAFF COMMENTS: The proposed PD provides a greater level of public benefit by allowing for customized development standards that address the unique challenges of the site, support high-quality development, and mitigate potential impacts on adjacent uses.

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

STAFF COMMENTS: The proposed PD, with its modifications and flexible development standards, allows for a more feasible multifamily development than what would be possible under the strict application of standard zoning.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed rezoning does not represent a change in land use, as the existing PD already permits age-restricted residential development. Instead, the request replaces the current concept plan and modifies the development standards to accommodate a 260-unit project, with fewer modifications than those included in the existing PD. The proposal supports the Comprehensive Plan's Housing and Neighborhoods strategy to provide a variety of housing types and densities and remains consistent with the intent of the Mesquite Zoning Ordinance. Additionally, the project will help address the undersupply of multifamily housing identified in the 2023 Housing Assessment. As a Planned Development, the Planning and Zoning Commission retains the authority to add conditions or stipulations should they choose to recommend approval of the request.

RECOMMENDATIONS

Staff recommends approval of the Comprehensive Plan amendment and zoning change to PD – Age Restricted Multifamily to allow 260-unit age restricted multifamily development on a 11 acre tract and to PD – Commercial to allow a commercial development on a ~3.8 acre tract with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

PUBLIC NOTICE

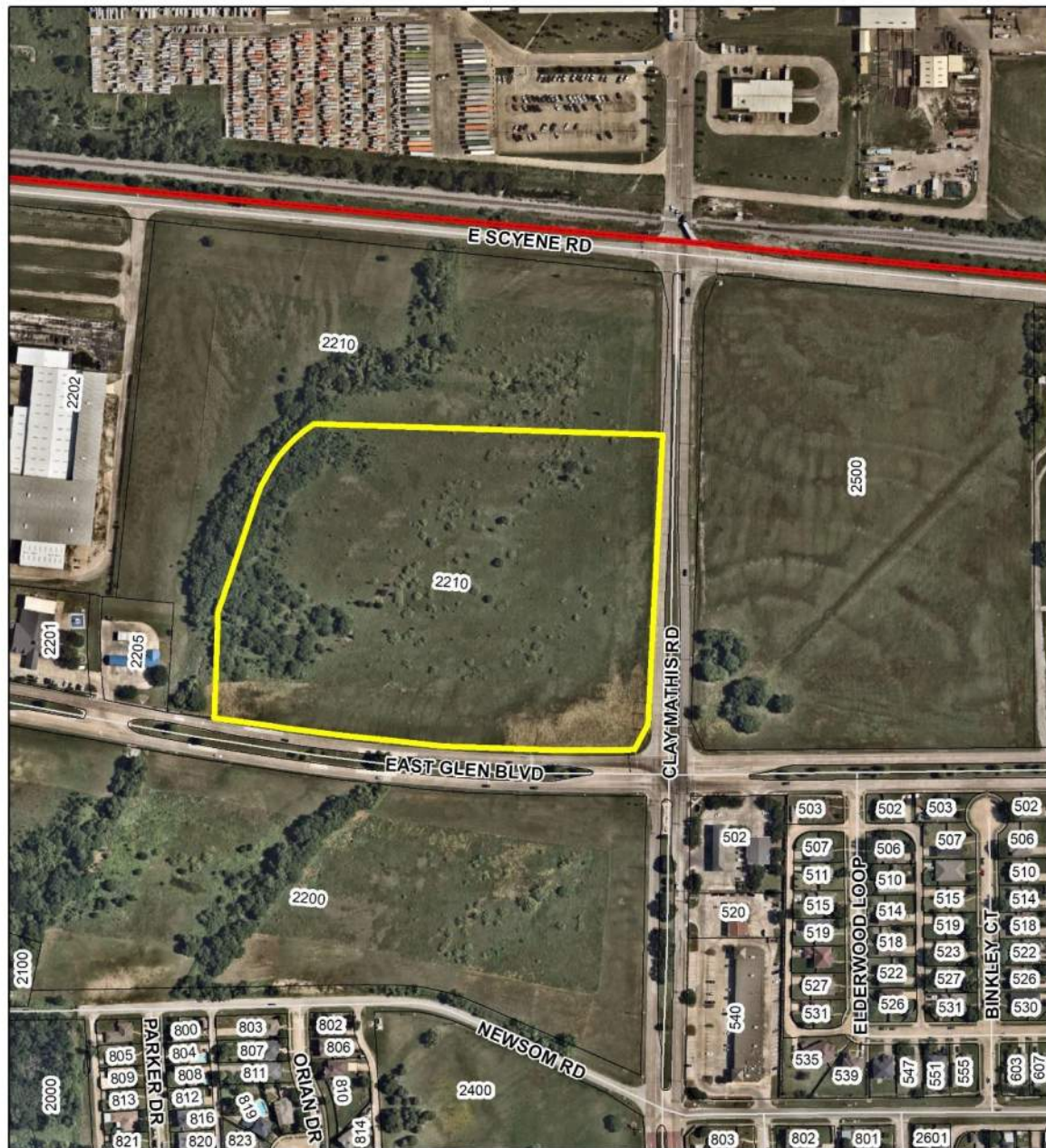
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 22, 2025, staff has not received any responses from the

statutory or courtesy notices. However, staff received 43 online comments in opposition to the request. In summary, the comments opposed the rezoning for multifamily housing, citing crime, traffic, infrastructure strain, declining property values, and erosion of single-family character.

ATTACHMENTS

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

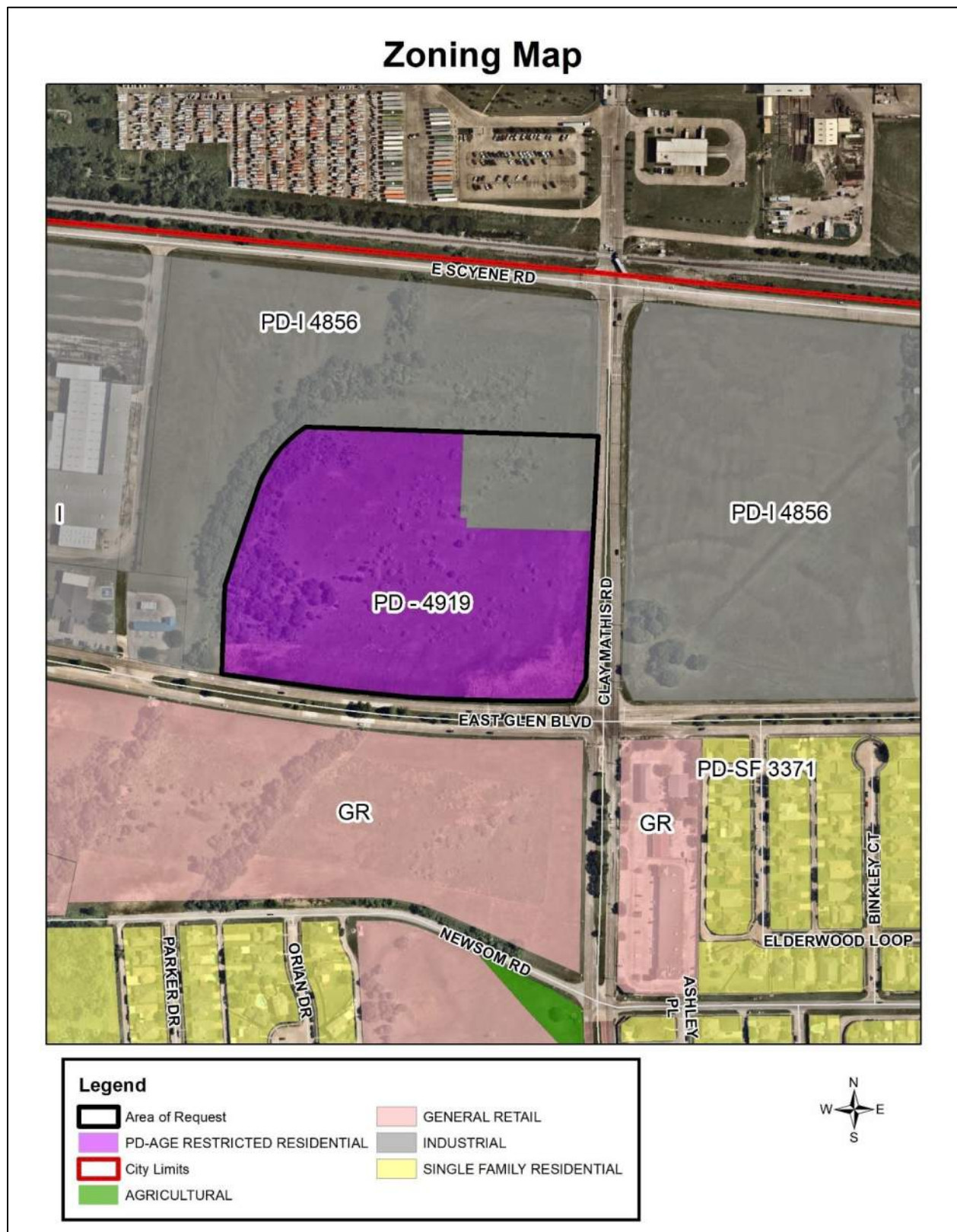
Aerial Map

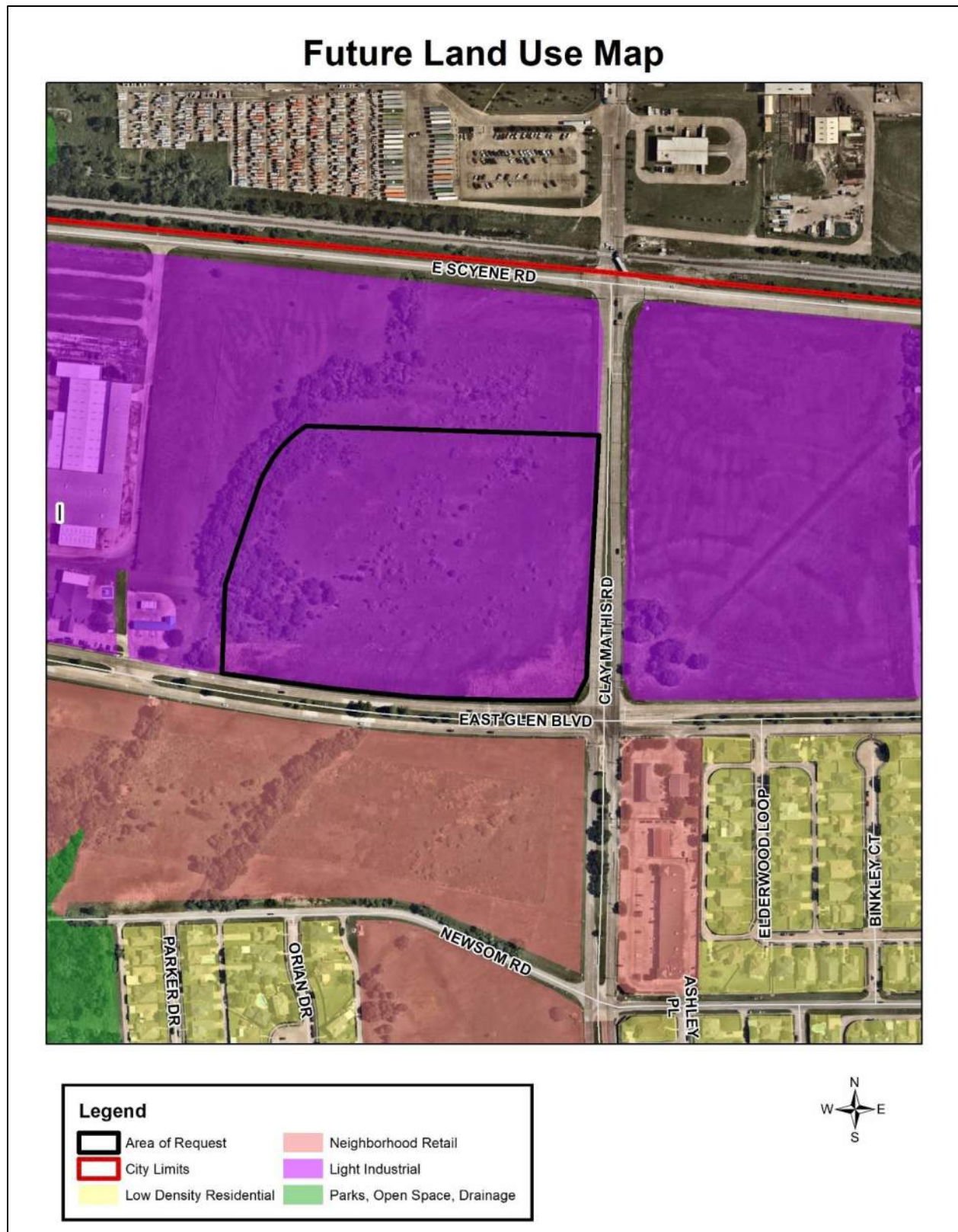


Request: Rezoning to allow a 260-unit multifamily development for 55 and up and a commercial development.
Applicant: KCG Companies, LLC
Location: 2210 E Scyene Rd (2235 East Glen Blvd)











From East Glen Blvd facing north towards subject property



Facing west along East Glen Blvd (subject property is on the right)



Avanti Hills: Mixed Use (Senior Housing + Commercial) Development



This is a letter of intent to amend the existing PD 4919 for Parcel #65004027510030500. The site is approximately 14.753 acres located at the northwest corner of E Glen Blvd & Clay Mathis Rd. KCG is proposing to utilize Tax Credit Financing to develop an affordable "55+ seniors only" apartment community to serve the elderly population of Mesquite on fixed incomes with 11 acres of the property with the remaining acreage to be developed for "neighborhood commercial" use. The amendment to the PD is to modify the design allowed for the senior housing portion of the development and to expand the acreage set aside to serve future commercial development.

We feel that the proximity to downtown Mesquite, nearby grocery stores, restaurants, community parks/facilities, and health care facilities will offer excellent amenities for senior residents of Mesquite.

The following locations are all within a 5-minute drive of site:

- Downtown Mesquite
- Baylor Scott & White Medical Center
- East Glen Greenbelt Park
- Rutherford Senior Citizen Center
- Lakeside Activity Center

KCG Companies
9333 N. Meridian Street, Suite 230 | Indianapolis, IN | 46260 | (317) 708-6519
www.kcgcompanies.com

ATTACHMENT 6 – APPLICATION MATERIALS

Exhibit B – Proposed Base Zoning & Proposed Variances

Avanti Hills is a proposed independent senior living development to be zoned via Planned Development (PD), with a base zoning district of Multifamily (MF). This development will be completed in accordance with the City of Mesquite planned development standards and generally following the Multifamily residential development standards (Section 2-501 of Mesquite Code of Ordinances). Below is a list of the proposed variances with the full base zoning listed thereafter.

- Stone/brick coverage requirement of 75% → proposing 25%
 - *This allows for a more dynamic variety of exterior materials and a more aesthetically pleasing finished product, “vinyl” will not be used as an exterior material*
- Covered parking requirements of 50% → proposing 10%
 - *Covered parking is difficult to maintain and becomes an issue for seniors trying to park and hitting the pillars dividing spaces, ultimately it’s harder to manage long term and is not something we deem necessary for this particular market. We are proposing 10% covered parking via carports for the property*
- 2 Bedroom Units required to have 1.5BA → proposing 1.0BA
 - *Our 2 bed units in senior communities are almost universally rented by a senior couple or a single individual wanting more space, therefore the additional half bath is unnecessary. The money and square footage used to construct the additional half bath will be put into higher quality finishes of the unit interiors themselves and a more expansive floorplan*
- Requirement of perimeter fencing and gates → proposing aluminum or wrought iron perimeter fencing only, no gates
 - *Gates are more of a nuisance for senior renters than a value, as residents frequently run into them resulting in access issues for the entire community. The property will be fenced and we will have ample security cameras and controlled building access for resident security – a gate ultimately would do more harm than good for the proposed development*

Proposed Amenities

Group A Amenities

- Swimming Pool
- Sport Court (pickleball)
- Playground
- Walking Trails
- Outdoor golf putting green

Group B Amenities

- Fire Pit
- Grilling Area
- Picnic Area
- Raised Garden Beds
- Gazebo

Indoor Amenities

- Fitness Room
- Business Center

KCG Companies

9333 N. Meridian Street, Suite 230 | Indianapolis, IN | 46260 | (317) 708-6519

- 
- Club Room
 - Recreational Room (to host resident programs and activities)
 - Arts & Crafts
 - Library

KCG Companies
9333 N. Meridian Street, Suite 230 | Indianapolis, IN | 46260 | (317) 708-6519
www.kcgcompanies.com



**DESCRIPTION OF
11.000 ACRES OR 479,150 SQ. FT.**

BEING A 11.000 ACRE OR 479,150 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 14.753 ACRE TRACT AND LYING ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW);

THENCE, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, WITH THE WEST LINES OF SAID 14.753 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEG. 54 MIN. 21 SEC. EAST, A DISTANCE OF 221.72 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER;

NORTH 18 DEG. 37 MIN. 02 SEC. EAST, A DISTANCE OF 272.23 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 38 DEG. 10 MIN. 58 SEC., AN ARC LENGTH OF 216.59 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 42 MIN. 31 SEC. EAST, - 212.60 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 533.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD AND BEING THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 07 DEG. 51 MIN. 47 SEC., AN ARC LENGTH OF 679.32 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 26 MIN. 54 SEC. WEST, - 678.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 79 DEG. 46 MIN. 34 SEC. WEST, CONTINUING WITH THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, A DISTANCE OF 66.57 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 11.000 ACRES OR 479,150 SQUARE FEET OF LAND, MORE OR LESS.

214.217.2544 | 1955 LAKEWAY DRIVE STE 220, LEWISVILLE, TX 75057



**DESCRIPTION OF
3.753 ACRES OR 163,481 SQ. FT.**

BEING A 3.753 ACRE OR 163,481 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE SOUTHEAST CORNER OF SAID 14.753 ACRE TRACT, LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW) AND THE WEST ROW LINE OF CLAY MATHIS ROAD (CALLED VARIABLE WIDTH PUBLIC ROW) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 09 MIN. 30 SEC., AN ARC LENGTH OF 186.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 27 MIN. 33 SEC. WEST, - 186.45 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 20 MIN. 29 SEC. EAST, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 230.90 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "ONEAL" FOR THE NORTHEAST CORNER OF SAID 14.753 ACRE TRACT, SAID POINT LYING ON THE WEST ROW LINE OF SAID CLAY MATHIS ROAD;

THENCE, WITH THE EAST LINES OF SAID 14.753 ACRE TRACT AND THE WEST ROW LINES OF SAID CLAY MATHIS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEG. 21 MIN. 24 SEC. WEST, A DISTANCE OF 167.37 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 438.45 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 00 DEG. 15 MIN. 58 SEC. WEST, A DISTANCE OF 44.99 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 44 DEG. 08 MIN. 02 SEC. WEST, WITH SAID CORNER CLIP, A DISTANCE OF 70.92 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 3.753 ACRES OR 163,481 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

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

TRACT 1

Except as provided herein, the portion of this PD for MF (11 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract 1 include the permitted uses in the A-zoning district as set out in MZO, Section 2-203 (Residential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“CUP”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the A zoning district, as amended, is also prohibited.
- 3) Multifamily developments will remain age restricted, and occupants shall be limited to individuals 55 years of age or older.

B. **Development Standards.** In addition to the requirements of the MZO, Section 2-501 (Multifamily residential development standards), the Planned Development is subject to the following:

- 1) Site Plan. The site plan shall comply with the Concept Plan as shown in **EXHIBIT C**. Deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications may include the following:
 - i. Placement of the buildings, provided that the required setbacks are met.
 - ii. Placement of driveways or thoroughfares, provided that required parking is met.

2) Fencing

- i. An 8-ft wrought-iron/ornamental metal perimeter fence shall be provided. An 8-ft masonry column shall be provided 35 feet on center along East Glen Blvd.
- ii. A gated entryway will not be required.

3) Landscaping and Buffer

i. Along East Glen Blvd and Clay Mathis Road:

1. A 13-foot wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
3. Trees in the 13 Foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO Section 1A-203.B or in other documents. The minimum

installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.

4) Open Space and Amenities

i. The permitted outdoor and indoor amenities are listed on the concept plan (Exhibit C) and as follows:

a) Outdoor:

- Swimming Pool
- Sport Court (pickleball)
- Playground
- Walking Trails
- Outdoor golf putting green
- Fire Pit
- Grilling Area
- Picnic Area
- Raised Garden Beds
- Gazebo
- Alternative outdoor amenities may be approved by Director of Planning and Development Services.

b) Indoor:

- Community Room – Minimum size of 2,600 square feet
- Fitness Center – Minimum size of 780 square feet
- Art and Craft Room – Minimum size of 600 square feet
- Business Center – 2 stations minimum
- Recreation Room for foosball, shuffle ball, similar game table – Minimum size of 800 square feet
- Library – Minimum size of 600 sq ft
- Alternative indoor amenities may be approved by Director of Planning and Development Services.

4) Building Height and Setback

i. Minimum building setback is 25 feet.

ii. Maximum building height is 4 four stories or 49 feet.

5) Density, Dwelling Size, Unit Number, and Type.

- i. 260 dwelling units are permitted, consisting of the following:
 1. Number of one-bedroom units with 1-bathroom: 129
 2. Number of two-bedroom units with 1-bathroom: 131
 - ii. Each dwelling unit shall provide the Basic facilities as listed in Section 2-501.E.5 of the MZO.
- 5) Covered Parking
- ii. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 10% of the required parking.
- 5) At a minimum, an 8-foot wide concrete trail shall be installed along the right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.

TRACT 2

Except as provided herein, the portion of this PD for C (3.7 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

- A. **Concept Plan.** Future development on Tract 2 is subject to approval of an amended PD and a Concept Plan.
- B. **Permitted Land Uses.** Uses are limited to those permitted in the C base zoning district, as amended, and are subject to the following.
 - 1) Any land use requiring a CUP in the C zoning district, as amended, is only allowed if a CUP is issued for the use.
 - 2) Any land use prohibited in the C zoning district, as amended, is also prohibited.
- C. **Development Standards.** In addition to the requirements of the C zoning district, this Planned Development is subject to the following:
 - 1) Fire access will be permitted through the property for Tract 1 to satisfy Fire Code requirements. A screening wall is waived for the gated access.
 - 2) At a minimum, an 8-foot wide concrete trail shall be installed along the adjacent right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.

3) Landscaping and Buffer

i. Along East Glen Blvd and Clay Mathis Road:

1. A 13-foot-wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
3. Trees in the 13-foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO's Section 1A-203.B or in other documents. The minimum installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.



PROJECT CONTACT INFORMATION:

OWNER:
KCG COMPANIES, LLC
9311 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
CONTACT: KCG COMPANIES, LLC
317.494.4138

APPLICANT:

KCG COMPANIES, LLC
9311 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
CONTACT: KCG COMPANIES, LLC
317.494.4138

DESIGNER:

STUDIO, INCORPORATED
3011 E. 10TH AVE., STE. 100
DALLAS, TX 75201
CONTACT: STUDIO, INCORPORATED
214.766.1234

CITY OF MESQUITE, TX - SITE DATA SUMMARY

PROPERTY	VALUE	UNIT
TRACT 1	1.00	ACRE
TRACT 2	3.70	ACRE
TOTAL TRACTS	4.70	ACRE
BLDG 1	1.00	ACRE
BLDG 2	1.00	ACRE
BLDG 3	1.00	ACRE
BLDG 4	1.00	ACRE
BLDG 5	1.00	ACRE
BLDG 6	1.00	ACRE
BLDG 7	1.00	ACRE
BLDG 8	1.00	ACRE
BLDG 9	1.00	ACRE
BLDG 10	1.00	ACRE
BLDG 11	1.00	ACRE
BLDG 12	1.00	ACRE
BLDG 13	1.00	ACRE
BLDG 14	1.00	ACRE
BLDG 15	1.00	ACRE
BLDG 16	1.00	ACRE
BLDG 17	1.00	ACRE
BLDG 18	1.00	ACRE
BLDG 19	1.00	ACRE
BLDG 20	1.00	ACRE
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BLDG 37	1.00	ACRE
BLDG 38	1.00	ACRE
BLDG 39	1.00	ACRE
BLDG 40	1.00	ACRE
BLDG 41	1.00	ACRE
BLDG 42	1.00	ACRE
BLDG 43	1.00	ACRE
BLDG 44	1.00	ACRE
BLDG 45	1.00	ACRE
BLDG 46	1.00	ACRE
BLDG 47	1.00	ACRE
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BLDG 85	1.00	ACRE
BLDG 86	1.00	ACRE
BLDG 87	1.00	ACRE
BLDG 88	1.00	ACRE
BLDG 89	1.00	ACRE
BLDG 90	1.00	ACRE
BLDG 91	1.00	ACRE
BLDG 92	1.00	ACRE
BLDG 93	1.00	ACRE
BLDG 94	1.00	ACRE
BLDG 95	1.00	ACRE
BLDG 96	1.00	ACRE
BLDG 97	1.00	ACRE
BLDG 98	1.00	ACRE
BLDG 99	1.00	ACRE
BLDG 100	1.00	ACRE

UNIT MIX TABULATION (DESIGN HOUSING 55-1)

UNIT TYPE	NUMBER	PERCENT
1-BEDROOM	100	100%
2-BEDROOM	100	100%
3-BEDROOM	100	100%
4-BEDROOM	100	100%
5-BEDROOM	100	100%
6-BEDROOM	100	100%
7-BEDROOM	100	100%
8-BEDROOM	100	100%
9-BEDROOM	100	100%
10-BEDROOM	100	100%
11-BEDROOM	100	100%
12-BEDROOM	100	100%
13-BEDROOM	100	100%
14-BEDROOM	100	100%
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42-BEDROOM	100	100%
43-BEDROOM	100	100%
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45-BEDROOM	100	100%
46-BEDROOM	100	100%
47-BEDROOM	100	100%
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96-BEDROOM	100	100%
97-BEDROOM	100	100%
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100-BEDROOM	100	100%

PARKING CALCULATIONS

TYPE	NUMBER	PERCENT
1-BEDROOM	100	100%
2-BEDROOM	100	100%
3-BEDROOM	100	100%
4-BEDROOM	100	100%
5-BEDROOM	100	100%
6-BEDROOM	100	100%
7-BEDROOM	100	100%
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100-BEDROOM	100	100%

AMENITY REQUIREMENTS

AMENITY	REQUIREMENT
OUTDOOR AMENITIES	1.00
INDOOR AMENITIES	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00
TRANSPORTATION	1.00
HOUSING	1.00
FOOD AND AGRICULTURE	1.00
RECREATION	1.00
ARTS AND CULTURE	1.00
EDUCATION	1.00
HEALTH AND WELLNESS	1.00
COMMUNITY ENGAGEMENT	1.00
ENVIRONMENTAL	1.00

ATTACHMENT 10 - ONLINE COMMENTS

Please provide your comments on the proposed request.			
Jessica	Rosser	1945 Parkdale Drive Mesquite TX 75149	I would like to oppose this zoning request. I would not like any additional congested traffic or 260 rental units near our neighborhood. I understand this is for residents over 55, but the city of Mesquite is already overflowing with new people. The City asking for the tax rate to be increased this year and with more people you will need more services and ask for more tax money in the future. I suggest that instead of approving more apartments you work on fixing the roads
Angelita	Marquez	1743 Chandlers Landing	I do not agree with another rental property in our neighborhood. We are saturated by them as we speak. There aren't enough officers to patrol the area and especially now with all the new homes being built. Crime has gone up in the last
Amber	Moore	2104 Timberland Dr, Mesquite, TX, 75181	WE DO NOT NEED THESE APARTMENTS IN MESQUITE. We need the section 8 removed. There are enough apartments around Mesquite, and we do not need to add more in Creek Crossing. Creek Crossing use to be a nice area to live. Now it is running by down the toilet with horrible people moving in. And mostly section 8 housing. The roads are falling apart,
Jaquelin	Montante	2525 Brushy Creek Trl Mesquite TX 75181	No multifamily projects. We moved from Dallas escaping them as they crash down and become section 8 rentals with tenants who cannot abide by the law and keep clean. Regardless of them being seniors or young adults. Please do not
Robert	Cox	3219 Lakehurst Drive, Mesquite, TX 75181	With crime in Mesquite spiraling out of control and sever shortages of law enforcement, now is not the time to add 250+ low income apartments to an already deteriorating city. You want to continue turning Mesquite into South Dallas, you're on the right track. This is reckless and I highly suspect the motivation of the City Council decision to continue destroying home values of hard working citizens and retirees. As published, Mesquite can't even pay it's bills so attracting transient
Denise	Margerum	1008 Craig Dr	I am strongly opposed to having apartments built in the Creek Crossing area. This will negatively affect our property values. We are already dealing with Section 8 housing in our area which has already negatively affected Creek Crossing by increasing our crime rate. There have been multiple instances of drive by shootings. When I first moved into Creek
Monica	Brown	Mesquite 75181	Crossing, it was considered a very nice neighborhood. But with the Section 8 housing, it has rapidly declined. Adding
Susan	Buker	1108 Buckeye dr Mesquite	Stop with these apartments. WE DO NOT WANT THEM!!!! Crime is bad enough as it is!
Nancy	Hagan	2205 Austin Dr	I have lived here for 32 years. We have enough section 8 houses around here. Several on my street, next door is one and that family is constantly harassing us. The crime is crazy enough.
Melanie	Curtis		I am adamantly opposed to multi housing complexes in our neighborhood.
Danny	Allen	2404 Harpers Ferry Ct.	My vote is no to this apartment complex. We don't need anymore traffic or congestion in that area
Patricia	Robles	3324 Stream Side Ct. Mesquite, TX. 75181	Not happy with apartments of any kind being set in creek crossing, apartments are a magnet for crime. Mesquite Police are already having a time keeping crime to a minimum and apartments would demand more man power therefore yet
			I would like to know what is being built there. Is it truly apartments for seniors because I can't see seniors living in such a busy street where the train runs through multiple times a day.

ATTACHMENT 10 - ONLINE COMMENTS

			Please do not approve rentals at this location. Why so many warehouses and rentals? Renters have brought blight and crime to Mesquite. Those in control of city planning need more imagination. Warehouses are making the city look industrial! Renters bring crime (we all know the statistics).
Fernando	Rey	2207 Stillwater Dr. Mesquite 75181	How hard is it to look at other successful cities and copy those ideas. The building of Solterro is a good start. Please don't
			I respectfully oppose the development of additional multi-family housing in our area. While I might be open to the idea under different circumstances, the acceptance of Section 8 vouchers in Mesquite has unfortunately contributed to a decline in our community.
Daniel	Melgar	2016 homestead Dr Mesquite Tx 75181	At the same time, residents continue to pay taxes and fees intended for alley repairs, yet after several years of reporting concerns, no visible progress has been made. It is essential that the City of Mesquite prioritize maintaining and improving
Zitziki	Sanluiseno	2624 Daniel Creek, Mesquite, TX 75181	I do not support the request to build the 260-unit multifamily building in the area. The streets are already badly paved, and they are not being fixed. The intersection at Clay Mathis and East Glenn is congested each day. Building these units
Marcus	Tellez	710 Black Coral Dr. Mesquite, Texas 75149	Strongly disagree with the building of multifamily homes. There are many places with multifamily home around Mesquite and do not need more.
George	Bannon	607 Caladium Drive,	no multifamily units
Patrick	Oquin	1605 Shadow Creek	We have enough section 8 in our neighborhood as is and crime is out of control. We built in 1992 and I've lived in Mesquite for 50 years and our city services such as police can't keep up with the crime and mischief
Tammy	Seaman	1306 Sutters Way Mesquite, TX 75181	We cannot handle any more housing on this side of Mesquite. Our schools are over crowded, we don't have enough bus drivers and our infrastructure cannot handle it. We can't use up all the land we have, where will our wildlife go? I am
Rebecca	Wigand	1204 Taylor Creek Dr. Mesquite, TX. 75181	I am a property owner and do not wish to have a multi unit rental structure built near where I live with my family.
Walt	Tulley	2026 Deepwood St	The whole original design of the Creek Crossing area of the City Didn't include apartments. This is especially true for Section 8 housing. Please end all attempts to bring Section 8 to our area.
Krissy	Gearhart	403 Appomattox Drive Mesquite 75149	No please do not approve this. East Glen is already a race track and the crime has spiked since I moved in 7 years. Not only on residential streets being used for 18 wheelers making their late night deliveries but it also has caused our house to shake. East Glen has become so dangerous and over populated. Please do not approve this. It will increase crime and add more deadly traffic. I live on the corner of East Glen, my neighbor behind me had a truck run threw their house killing the home owner. I have spoken to several cops and have submitted complaints about the high speed traffic on this street
Angel	Gregory	1617 Vicksburg drive	I am not in favor of more section 8 in this area or low income housing. We have a horrible traffic problem getting in and out of the neighborhood. We have few options for eating right now mainly only fast food.. Grocery stores have many items out of stock on shelves as it is.
			The high school these homes would be zoned in is already over crowded and has a high rate of violence during school

ATTACHMENT 10 - ONLINE COMMENTS

Susan	Dorsey	2124 Austin Drive Mesquite 75181	I am strongly opposed to the proposed zoning change at Clay Mathis and East Glen. We do not need nor want multi family units in our neighborhood. Safety and crime are already major concerns. Don't bring buildings that will further compromise our safety. It is bad enough that we have 18 wheelers driving down our residential streets. This is our home.
Brenda	Elmore	55 Estate Lane	Enough already! We are already experiencing increased crime which this kind of housing generates. Not even to mention from Ashley Furniture going through the intersection (and through "Old Mesquite") have been bad enough. (Those trucks should be going Clay Mathis to Clay and on to US 80 instead of creating issues in town.) Our neighborhood is single family and should remain as such. That's what I bought into when I purchased my home. Please see below for additional information from different studies published online: Adding multifamily housing to a neighborhood whose street network has been designed to support single-family homes is going to make congestion significantly worse. Single-family neighborhoods tend to have less crime. Housing with a preponderance of common areas were more likely to attract crime than housing with lots of private land because it's easier to identify and exclude people who don't belong from private land than from the commons. A more recent study found that New Urban developments attracted more crime and were several times more expensive to police than areas with more private yards. The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model," the authors write. "Apparently, high-density housing units promote serious violent crime." The introduction of multi-family units in areas predominantly populated by single homes can dramatically alter the fabric and identity of the neighborhood. Increased pressure on existing infrastructure like roads, sewage systems, and public utilities. A large apartment complex can significantly increase the number of residents in an area, often without a corresponding upgrade in
Frances	Griffin	Beau Drive, Mesquite	

ATTACHMENT 10 - ONLINE COMMENTS

Janet	Maner	2404 Shiloh Ln Mesquite, TX 75181	Warehouses, warehouses, and warehouses! Haven't we seen enough with warehouses and now more multi-unit apartment communities which will be low income homes! What else will be approved by our city officials to LOWER our home values while trying to raise our taxes. I definitely oppose more tax breaks for such properties while trying to raise our taxes! This is getting out of hand. Driving into my neighborhood all I see is industrial warehouses and ground breaking apartments in our neighborhood. This development risks undermining property values, increasing traffic congestion, and straining local resources without adequate planning or community input."
Wanda	Taylor	2105 Acorn Grove	
Lyndall	Maxwell	2113 Blackfoot Trail Mesquite, Texas 75149	I am absolutely opposed to any multi family development at this location. This is a horrible location to put that many units. We already have traffic issues because of the number of 18 wheelers going back and forth to the industrial sites in Sunnyvale (Fed-Ex, Ashley Furniture and Marazzi Tile). Not to mention the road damage they are doing as they travel through downtown Mesquite constantly. There is also the crime aspect to look at. Creek Crossing is becoming known for burglaries, theft and homicides. Why don't we try to fix the problems we have before inserting another 260 families into
You're	Neighbor	1919 Faithon p Lucas	Why keep adding apartments to a neighborhood that desperately needs more police to fight the crime? We bought our house in the creek crossing neighborhood 10+ years ago, when it felt good to say that we lived here. Now, all we have are warehouse, broken roads, and neighborhoods infested with section 8. We have to go to other cities to enjoy a good
Yash	Ganga	Prasadganga@yahoo.co	Over crowded traffic is going to be a problem. Please kindly reconsider. thanks!
Al	Sampsell	1907 Deepwood St	I am firmly against the proposed zoning. My opinion could be changed with new sec 8 voucher policies put in place
Koranda	Hawkins	2002 Woodhaven Lane Mesquite, Tx 75181	I am opposed to any residential development on this plot of land. Multi-family included. The lot is too small for housing and adequate parking, the train is already a nuisance backing up traffic both directions on clay mathis. Also we don't have the necessary infrastructure to accommodate more people. 2 lane roads in 3 directions plus current residents will
Leslie	Boling	1023 Sumner Dr., Mesquite, TX 75149	This is a horrible idea. The traffic is awful already and this new planned residential area will only add to the congestion. Mesquite has too many multi unit dwellings already. It does not matter that it's supposed to be for 55+ 'seniors'; the traffic will still be an issue. No, No, No and any counsel member approving this should be voted OUT of office!
JP	Cabrera	914 sea shell dr	I am against multifamily living (apartments) - will it be or turn into section 8? if so, crime will rise, further down street in creek crossing, pecan estates and falcons lair is NOW highly section 8. If you check, over the last few years crime has risen significantly. what has change to combat that and what will be done for the new crime to be with the multifamily living (apartments) your proposing? what school district? Horn HS crime has risen there also, what other HS would you like in
Tracey	Lowden	1936 cochran dr	I don't believe that is a feasible location. There are already several warehouses and train tracks which create a very busy and backed up area. Multi family units would cause more chaos, and bring more crime to a location that does not have

ATTACHMENT 10 - ONLINE COMMENTS

Thomas	Foster	2604 Daniel Creek Mesquite Tx 75181	We are strongly opposed to a multi family unit on the corner of East Glen and Clay Mathis. It is a quality of life issue. This type of of housing would increase traffic and crime in our neighborhoods. The recent influx of rental properties and warehouses has already changed our neighborhood and not for the better!! Please don't do this to us, we own our home and we want to be secure in our homes and we don't want our property values to go down!! Please Tom Foster
Janet	Cardona	824 Craig Dr	Increases crime, excessive traffic (which is already crazy), noise, value of homes will go down significantly, more overcrowding in school. Would require more officers to keep theft/ vandalism will increase..it will be look less attractive to people that will want to buy in this area
John	Wavrusa	3120 Greenfield Ct.	NO, absolutely not! What more do you want to do to completely ruin Creek Crossing? We moved here 30 years ago to get away of what has now become the same situation. The day we moved to Creek Crossing we thought we found our forever home. Over the years our street is now rundown and uncared for by renters, section 8 and the mass of LLC owned rentals. A multi-family living structure will bring this neighborhood down even more. Why not consider, a Neighborhood Walmart, a Walgreens, a new skating rink or some quality grocery store that will bring in value to the people who do pay taxes and want a vibrant neighborhood? Public safety cannot keep up with the growth of Mesquite. Put a restriction on this type of units and save/preserve Creek Crossing to its former glory. We can no longer customize our yards or homes without being robbed in the night of anything we may leave out, get delivered or decorated. The
Sheilah	Marshall	5305 Milam Rd., Mesquite, TX 75181	NO! NO! NO! The traffic in Mesquite is already bad enough especially on the roads that seem to always need repair. I also believe that renters do not care about keeping up their living spaces like people who own theirs do ie. "no skin in the
			We do not need apartments or multifamily housing in this area.
			Please do not allow this area to be rezoned.
			This area is already turned into an industrial area. It's not a good location for people to want to live in our city.
Tim	Graham	2017 Timberland Dr Mesquite 75181	Why would anyone want an apartment or home next to the warehouses, train tracks and the accident prone area by the
Margie	Gary	2019 Shoreline Dr	Please do not build section 8 in our area. It will not be a good idea. I'm sure there might be dome homes already section 8 in the neighborhood but please do not do make a large area. I I
Kathryn	Wesley	2601 Bowie Dr	I oppose building apartments in this location near the train and the tile plant it's a terrible plan ! It will bring increased traffic, increased crime and this area is already overcrowded! I've lived here in Creeks Crossing for 13 years we were hoping for some grocery or something useful not warehouses and apartments, this is our community I didn't buy this home to be near apartments and empty warehouses and 18 wheelers tearing up the roads but that's what it has become .. I'm seriously looking to move in the next 1-2 years the area has become far less desirable due to bad streets ugly sites,



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0409
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: Mike Doherty, Foster Street Capital, LLC
Requested Action: To allow a **Conditional Use Permit** for sign manufacturing as a permitted use.
Location: 720 Military Parkway, Unit D

SITE BACKGROUND

Platting: Military Square, Part of Lot 3
Size: 1.12 acres
Zoning: Downtown Mesquite-Mixed-Use Subdistrict (DM-MU)
Future Land Use: Downtown Special Planning Area
Zoning History: 1951: Annexed and zoned Residential
1982: Rezoned to Commercial
2021: Rezoned to Commercial with CUP for used merchandise (Suite A)
2025: Rezoned to Downtown Mesquite-Mixed Use (DM-MU)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	DM-MU	Self-Storage Facility
SOUTH:	R-3, Single Family Residential	Single-Family
EAST:	DM-MU	Drywall and Paint Retailer
WEST:	DM-MU	Vacant

CASE SUMMARY

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow sign manufacturing as a permitted use at 720 Military Parkway, Suite D. As outlined in the recently adopted DM District in Section 4-1600 of the Mesquite Zoning Ordinance (MZO), a CUP is required for a sign manufacturing use within the DM-MU zoning subdistrict when it is within 200 feet of a residential district or use.

Within the DM District, the proposed use is classified as a Cottage Industrial use, which includes establishments or businesses where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes workshops and studios for cottage industries such as pottery, glassblowing, metalworking and fabrication, weapon bluing, and furniture-making. Cottage industrial enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. Cottage Industrial uses are permitted in the DM-MU subdistrict, provided it is not more than 10,000 square feet in size and are not within 200 feet of a residential district or use. Because the subject property is within 200 feet of a residentially zoned property, a CUP is required for the proposed use.

The proposed tenant, StyloGraphic, is a sign design and production company that will operate within an interior tenant space of a multi-tenant office warehouse building. Operations will include digital printing, vinyl cutting, and sign assembly, with all activities conducted indoors. No outdoor fabrication, spray painting, or welding is proposed, and no structural or site modifications are planned.

StyloGraphic currently operates in Rockwall and is looking to expand its services into Mesquite. The business specializes in a variety of sign types, including pole signs, monument signs, and drive-thru menu boards.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as *Downtown Special Planning Area* on the Future Land Use Map. The vision for the Downtown Special Planning Area is to create a revitalized, pedestrian-friendly town square and commercial center that reflects Mesquite's history and community character. It aims to promote economic development, enhance public spaces, and encourage new amenities and land uses that support a vibrant, walkable downtown. Strategies for the Downtown Special Planning Area:

- Pursuing Main Street designation.
- Facilitating redevelopment of nonconforming properties.
- Attracting higher-density residential options and unique land uses like boutique retail and makerspaces.
- Enhancing pedestrian infrastructure.
- Updating zoning and ordinances to support a mix of uses.
- Executing recommendations from the Downtown Infrastructure Plan.

STAFF COMMENTS:

The proposed CUP aligns with the *Mesquite Comprehensive Plan* and is suitable for the Downtown Special Planning Area designation. Sign manufacturing is a light-industrial service that complements surrounding commercial and light-industrial businesses while remaining compatible with adjacent properties.

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 operate entirely indoors within an existing tenant space and will comply with all applicable city codes and regulations; therefore, it is not anticipated to pose any health or safety risks.

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

STAFF COMMENTS: The proposed CUP is consistent with the *Mesquite Comprehensive Plan*. The Downtown Special Planning Area Future Land Use designation encourages a variety of office and mixed uses that can bring economic activity to the area.

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

STAFF COMMENTS: As previously mentioned, the proposed CUP is consistent with the *Mesquite Comprehensive Plan's* Future Land Use Designation.

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: A nearby retail center development received site plan approval in 2022 and is under construction, and the recently adopted Downtown Ordinance is expected to guide and support future development in 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's* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval of the CUP to allow sign manufacturing as a permitted use at 720 Military Parkway, Unit D.

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 21, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map

File No.: Z0725-0409
Conditional Use Permit

3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Conceptual Floor Plan

ATTACHMENT 1 – AERIAL MAP

Ariel Map



Applicant: Mike Doherty, Foster Street Capital, LLC
Location: 38130000000030000
Request: Conditional Use Permit to allow
sign manufacturing as a permitted use.



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



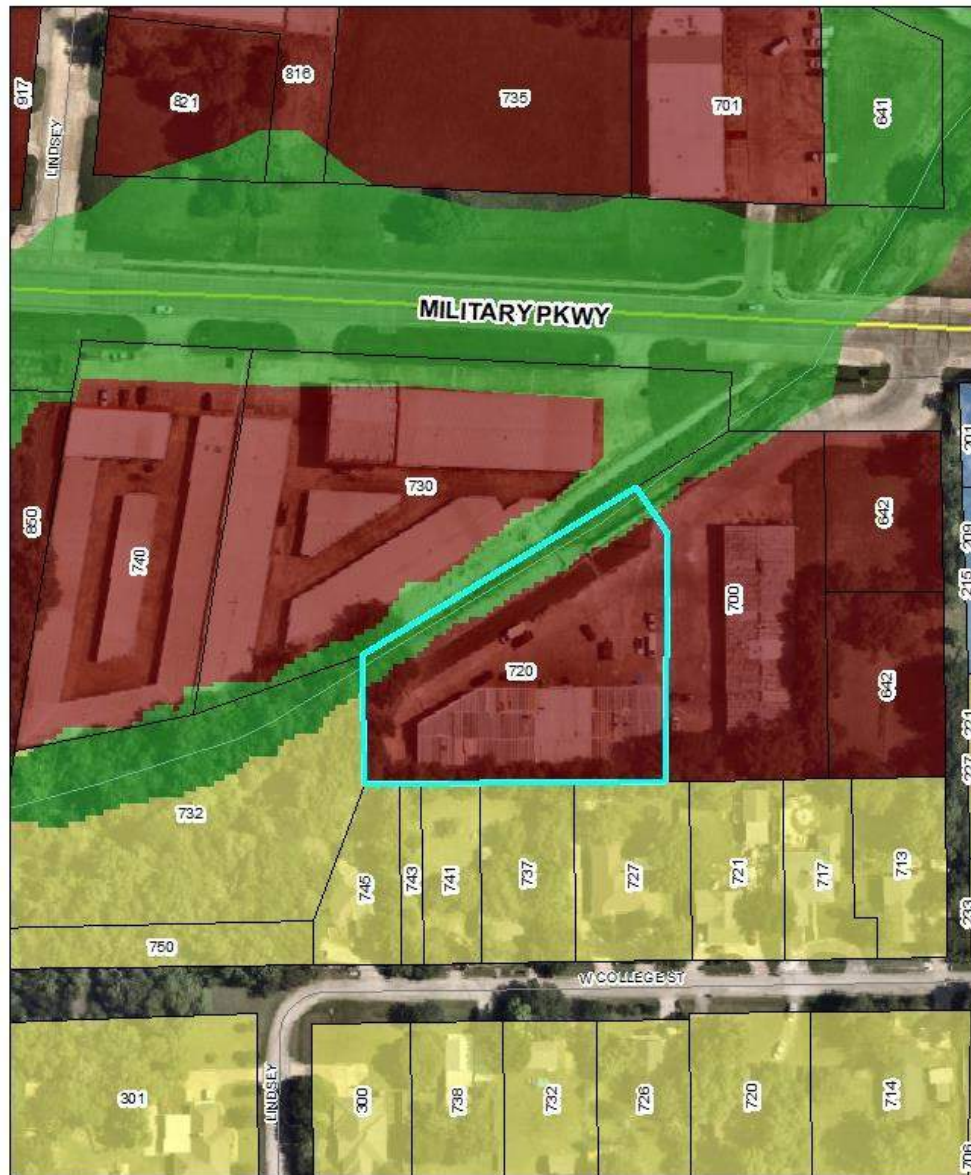
ATTACHMENT 3 – ZONING MAP



Note: Zoning Map is pending an update to reflect the recently adopted Downtown Ordinance.

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



- | | |
|---|--|
|  Subject Property |  Parks, Drainage, Open Space |
|  Commercial |  Downtown Special Planning Area |
|  Single-Family Residential | |



Note: Future Land Use Map is pending an update to reflect the recently adopted Downtown Ordinance.

ATTACHMENT 5 – SITE PHOTOS



Facing south along Military Parkway



Facing southwest toward Military Parkway



Letter of Intent – CUP Application for 720 Military Pkwy, Suite D

To Whom It May Concern,

Foster Street Capital LLC respectfully submits this Letter of Intent in support of our application for a Conditional Use Permit (CUP) for the suite located at 720 Military Parkway, Suite D, Mesquite, TX 75149.

The property is zoned Commercial (C), and we are seeking approval for the proposed use of “Signs, Advertising Displays” (SIC 3993). No structural modifications to the building or material site changes are proposed as part of this application.

Please find all relevant documentation included in the remainder of the application.

We appreciate your consideration and look forward to working collaboratively with the City of Mesquite to ensure full compliance and to contribute positively to the surrounding community.

Sincerely,
Michael Doherty

A handwritten signature in black ink, appearing to read 'MD', is positioned below the typed name 'Michael Doherty'.

Partner | Foster Street Capital LLC
e: mdoherty@fosterstreetcapital.com
t: 774-238-1384



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

1.161 ACRES

**IN THE D. S. CARVER SURVEY, ABSTRACT NUMBER 342
DALLAS COUNTY, TEXAS**

BEING a 1.161 acre tract of land situated in the D. S. Carver Survey, Abstract Number 342, Dallas County, Texas, being the remainder of Lot 3 of Military Square Addition, as shown on the map or plat thereof, recorded in Volume 82121, Page 2715, of the Map Records of Dallas County, Texas (M.R.D.C.T.), said 1.161 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of the revision of Lot 2, of Military Square Addition, as shown on the map or plat thereof, recorded in Volume 84049, Page 990, M.R.D.C.T., for the common northerly corner of said remainder of Lot 3 and that certain called 0.9183 acre tract described in instrument to B. J. Elkins, recorded in Volume 83151, Page 116, of the Official Records of Dallas County, Texas (O.R.D.C.T.), being the most northerly corner of the herein described 1.161 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 58°16'44" East, 83.62 feet, said **POINT OF BEGINNING** having a Texas State Plane value of N: **6,967,047.05**, E: **2,550,313.53**, North Central Zone, (4202), grid measurements;

THENCE with the common line between said remainder of Lot 3 and said 0.9183 acre tract, the following two (2) courses and distances:

1. South 37°56'04" East, 43.78 feet, to a x cut in concrete for corner;
2. South 00°50'04" East, 219.88 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of Lot 1, Block A of Morrison Addition, as shown on the map or plat thereof, recorded in Volume 2004106, Page 30, M.R.D.C.T., for the common southerly corner of said remainder of Lot 3 and said 0.9183 acre tract, being the southeasterly corner of the herein described 1.161 acre tract;

THENCE South 89°00'12" West, with the northerly line of said Lot 1, that certain called 80 foot by 155 foot Lot, described as "Tract II", in instrument to Daniel Svoboda and Mary Svoboda, recorded in Volume 95073, Page 4077, O.R.D.C.T., that certain tract described as "Tract I" in said instrument to Daniel Svoboda and Mary Svoboda, recorded in Volume 95073, Page 4077, O.R.D.C.T., that certain tract described in instrument to Essie Mae Dixon (Essie tract), recorded in Volume 85056, Page 1392, O.R.D.C.T., and Lot 1, Block A of Martin Yeater Addition, as shown on the map or plat thereof, recorded in Volume 2001144, Page 34, M.R.D.C.T., common to the southerly line of said remainder of Lot 3, at a distance of 238.02 feet, pass a 5/8 inch iron rod with cap found for the common northerly corner of said Essie tract and said Lot 1, Block A, of said Martin Yeater Addition, in all, a total distance of 268.87 feet, to a 5/8 inch iron rod with cap found for the common corner of said remainder of Lot 3, said Lot 1, Block A, of said Martin Yeater Addition, and Lot 4, of said Military Square Addition, being the southwesterly corner of the herein described 1.161 acre tract, from which a 5/8 inch iron rod found for reference bears, South 17°50'00" West, 127.89 feet;

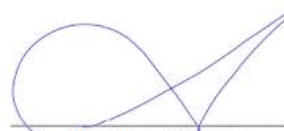
THENCE North 00°50'02" West, 110.53 feet, with the common line between said remainder of Lot 3 and said Lot 4, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said revision of Lot 2, for the common northerly corner of said remainder of Lot 3 and said Lot 4, being the northwesterly corner of the herein described 1.161 acre tract;

THENCE North 58°16'44" East, 282.53 feet, with the common line between said remainder of Lot 3 and said revision of Lot 2, to the **POINT OF BEGINNING** and containing a computed area of 1.161 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 10, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 35672.

All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), North Central Zone (TXC-4202), U.S. Survey Feet, and are based on GPS Observations made by Texas Professional Surveying, LLC.

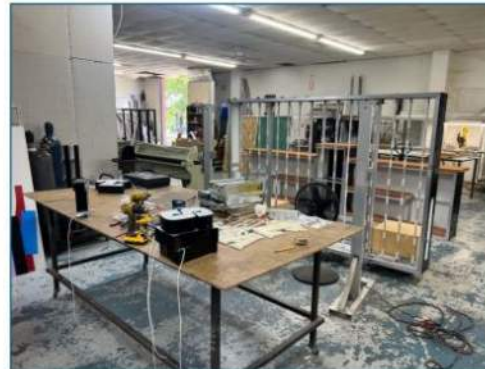
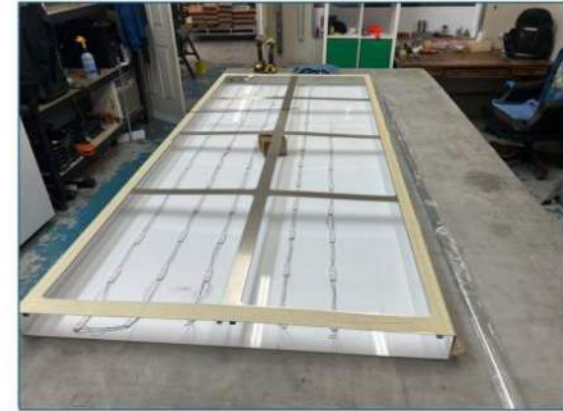
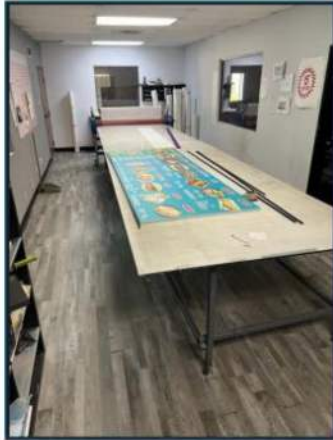
January 19, 2024
Date



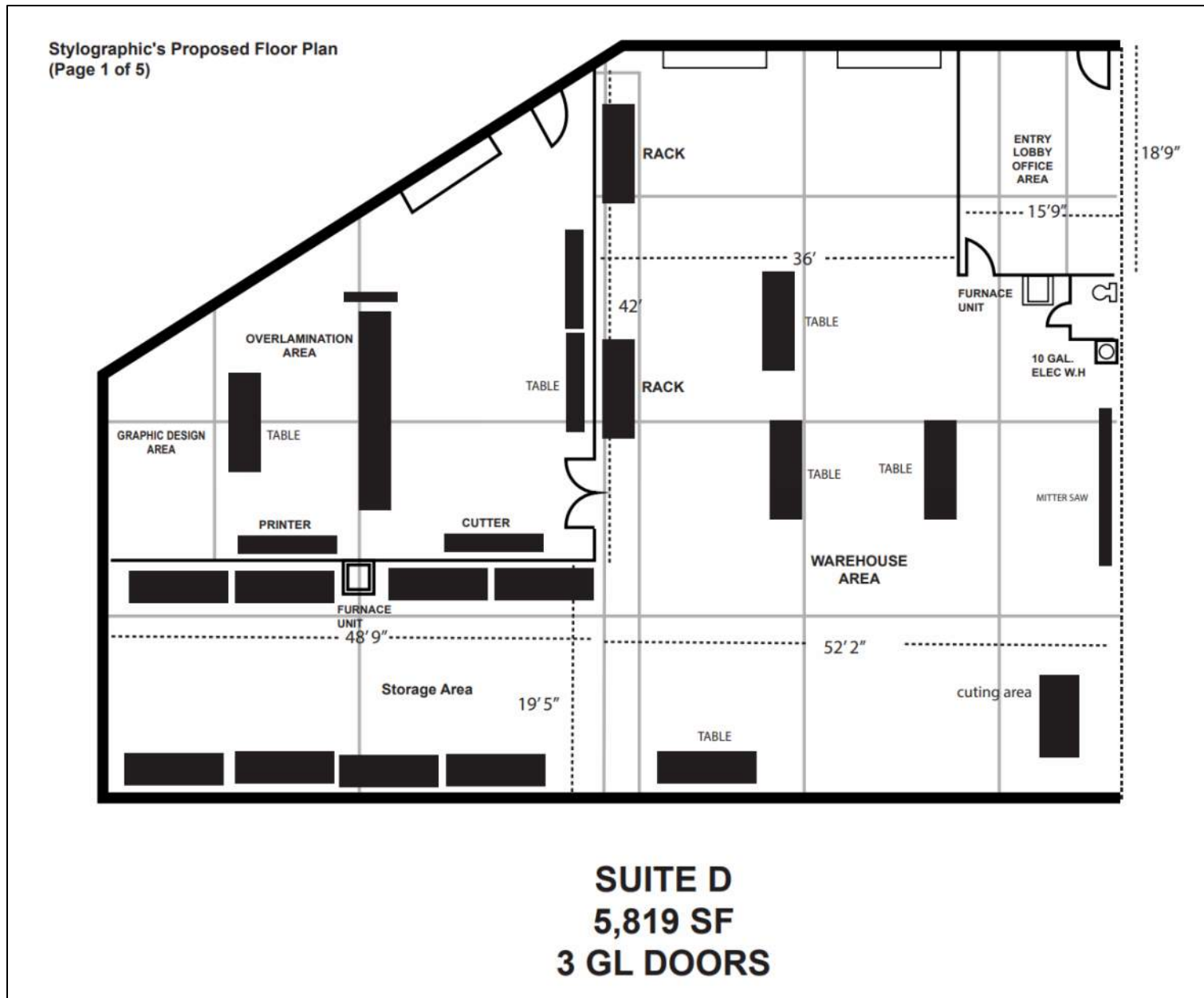
Thomas A. McIntyre
R.P.L.S. No. 6921



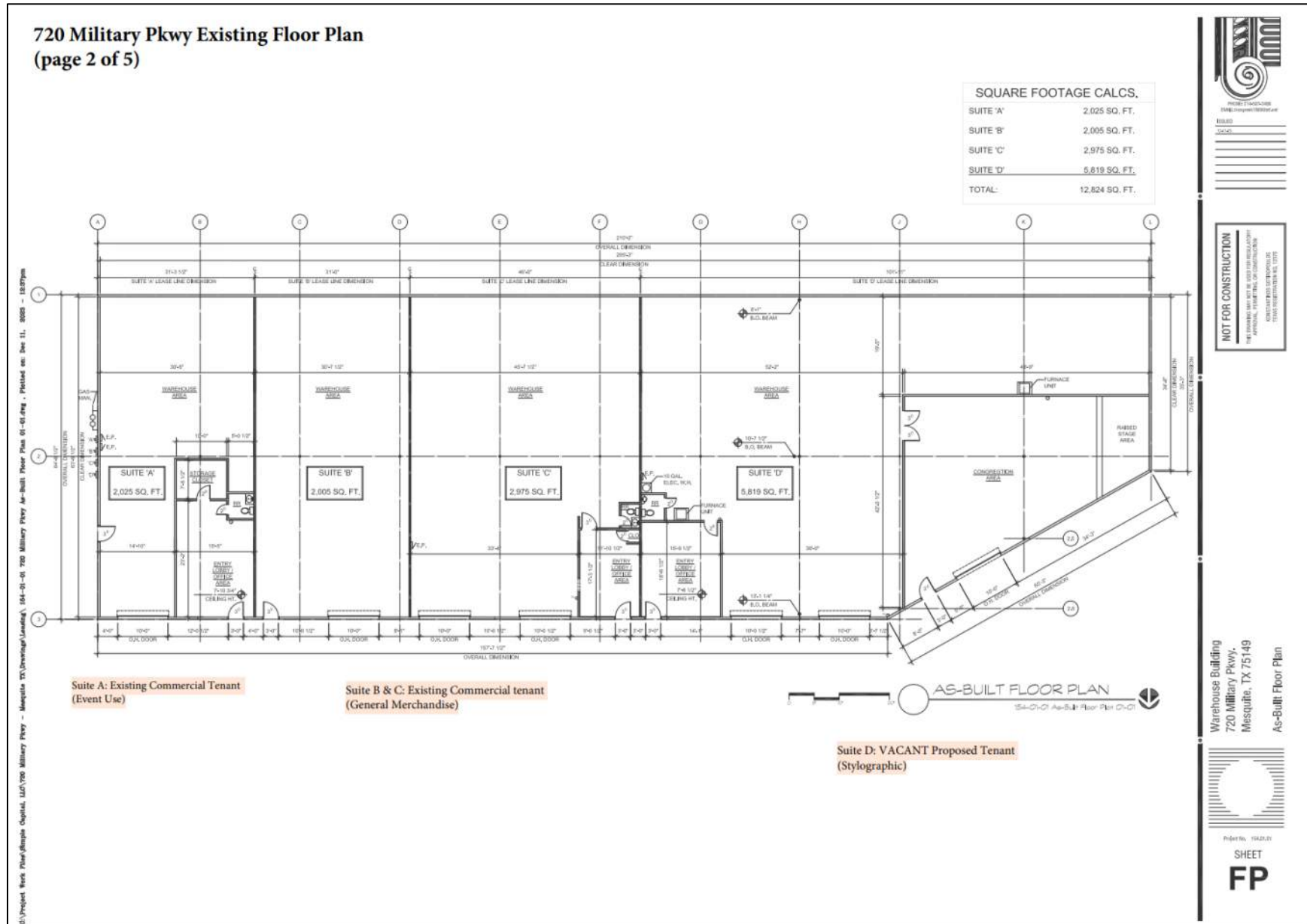
Page 5 of 5 - Photos of StyloGraphic's Suite in Rockwall



ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN



ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN





PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0411
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: Mark Cohen on behalf of Town East Shopping Center, LLC.
Requested Action(s): A change of zoning from Service Station to General Retail
Location: 2801 Motely Drive (Attachment 1).

SITE BACKGROUND

Platting: N/A
Size: ~0.52 Acres
Current Zoning: Service Station
Future Land Use: Town East and Motley Special Planning Area
Zoning History: (Does not include Conditional Use Permits or Planned Developments)
1954: Annexed into the City of Mesquite & zoned Residential
1964: Rezoned to Commercial and Central Business
1973: Rezoned to Service Station

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail	Retail
SOUTH:	General Retail	Retail, restaurant
EAST:	General Retail	Retail
WEST:	General Retail	Retail, restaurant

CASE SUMMARY

The applicant is requesting a Zoning Map Amendment to rezone the property from Service Station (SS) to General Retail (GR) to allow for a future drive-through restaurant. While the SS district permits restaurants, it also requires fuel sales, which the applicant does not intend to provide. Therefore, the request is to rezone the property to GR. If approved, any future development on the site must comply with the standards of the GR zoning district. Additionally, any use requiring a Conditional Use Permit (CUP) in GR zoning would still be required to obtain a CUP.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Town East and Motely Special Planning Area

The *Mesquite Comprehensive Plan* designates the subject property as part of the Town East and Motely Special Planning Area. The vision for the Town East and Motley Special Planning Area is to once again be a thriving retail intersection with neighborhood staples to serve the surrounding area. Current uses should be evaluated to determine if they are appropriate. The intersection should continue to be developed as a retail-oriented commercial center, promoting neighborhood level retail. Strategies to achieve such a goal should include dense walkable development, streetscape renovations, and façade improvements..

Staff Comment: The application does not include a request to amend the Future Land Use Designation. The proposed rezoning would allow the redevelopment of the subject property, supporting reinvestment at the Town East and Motley intersection and aligning with the area's vision for revitalization.

MESQUITE ZONING ORDINANCE

SEC. 5-309. N. Approval Standards for Zoning Map Amendments ("Change of Zoning Classification"). In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval of a Zoning Map Amendment ("change of zoning classification") should be based on a balancing of these standards.

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

STAFF COMMENTS: The GR zoning district promotes neighborhood-scale retail and services that encourage reinvestment, economic activity, and improved public spaces, benefiting the City as a whole.

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

STAFF COMMENTS: The rezoning to GR conforms with the Future Land Use Designation and supports the area's redevelopment goals.

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

STAFF COMMENTS: This rezoning supports City Council's following goals:

4.1 Promote investment in new and existing businesses

4.3 Promote revitalization of targeted retail and business centers

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

STAFF COMMENTS: The proposed rezoning will not create any nonconformities.

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

STAFF COMMENTS: The property is surrounded by GR zoning, and the proposed rezoning will be compatible with nearby uses.

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

STAFF COMMENTS: The surrounding area consists of aging shopping centers. However, the applicant has invested in revitalizing the adjacent center. Approval of this rezoning would encourage further reinvestment in the area.

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 existing SS zoning requires fuel sales, which are not feasible on this site due to its limited size and inability to accommodate a modern fueling station.

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: Public infrastructure and services are available or can be extended to serve future development. Site-specific utility upgrades will be

addressed during the development review process when new development occurs.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The request to rezone the property from SS to GR is reasonable and in line with the City's long-term plans for the area. The SS zoning requires fuel sales, which are not practical for this site, while GR allows for a wider range of neighborhood-oriented retail and service uses that better fit the property and surrounding area. The rezoning is consistent with the Comprehensive Plan, complements the nearby zoning pattern, and supports the ongoing efforts to revitalize the Town East and Motley intersection. Overall, the rezoning would help encourage reinvestment in an aging commercial corridor and provide new opportunities that benefit both the property owner and the surrounding community.

RECOMMENDATIONS

Staff finds that the proposed zoning map amendment satisfies the approval standards in Section 5 5-309.N. of the MZO and recommends approval of the request.

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 22, 2025, Staff has not received any responses to the statutory or courtesy notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Applicant Letter of Intent
7. Concept Plan (Illustrative Only)

Aerial Map



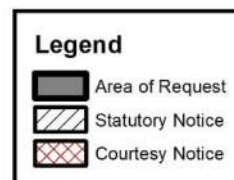
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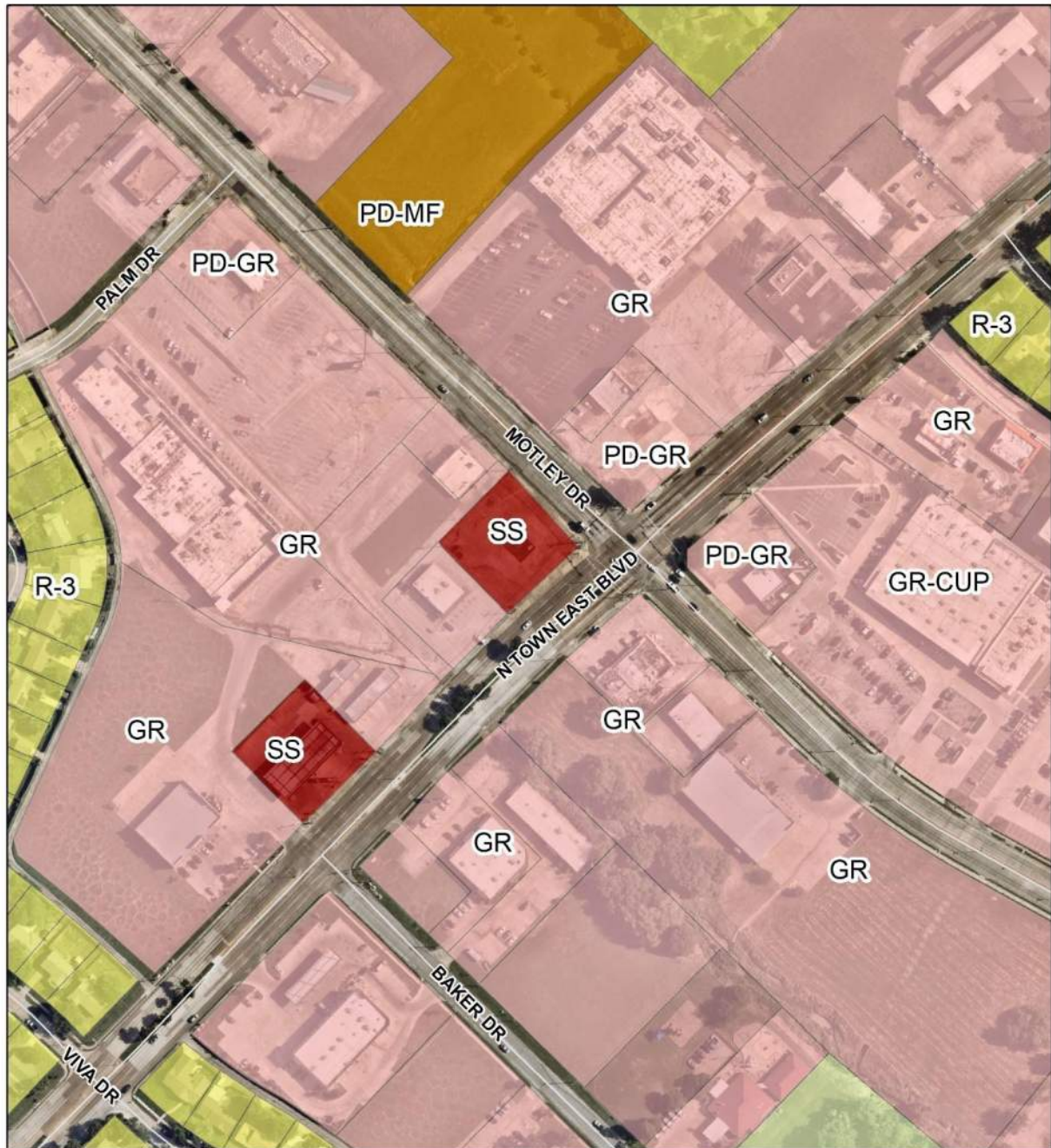
Notification Map



Request: Rezoning to General Retail
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Location: 2801 Motely Drive



Zoning Map



Legend	
	GENERAL RETAIL
	MULTIFAMILY RESIDENTIAL
	OFFICE
	SERVICE STATION
	SINGLE FAMILY RESIDENTIAL
	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL



Future Land Use Map



ATTACHMENT 5 – SITE PICTURES



Subject Property facing north



Subject Property facing north

Planning Dept
City of Mesquite
151 N. Galloway
Mesquite, TX 75149

RE: Zoning Change
2910 Motley
Mesquite, Texas

To Whom it may concern:

We are pleased to present the following application for a zoning change at the above referenced address. The site is currently zoned SS and will be replated to merge with the adjacent GR zoning. We are requesting the change from SS to GR to match the surrounding zoning so that we can complete a transaction to allow for McDonald's to operate a restaurant at the facility.

Thank you for your consideration.

Sincerely:
CenterPoint Commercial Property Management

A handwritten signature in blue ink, appearing to read 'Mark Cohen', followed by a long horizontal line extending to the right.

Mark Cohen
Its: Property Manager,
on behalf of Town East Shopping Center, LLC

