



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
September 8, 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, and August 28, 2025, Planning and Zoning Commission meetings.

PUBLIC HEARINGS

The City Council may approve modified development standards and/or 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. **PLAT APPLICATION NO. PL0625-0267.**

Conduct a public hearing and consider approval of Plat Application No. PL0625-0267 submitted by Michael Kersten, on behalf of Gerardo Rodriguez, for a residential replat of the property at 2518 Picdilly Blvd, further described as Lot 91A of the Sherwood Forest Addition No. 2, into three lots.

5. **ZONING APPLICATION NO. Z0725-0407.**

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0407 submitted by Arcelia Cortina and Martin Flores for a zoning change from Truman Heights Neighborhood – Mandatory Office Shopfront to Truman Heights Neighborhood – Single Family Residential located at 2031 Hillview Drive.

6. **ZONING APPLICATION NO. Z0825-0414.**

Conduct a public hearing and consider approval of Zoning Application No. Z0825-0414 submitted by City of Mesquite for a zoning change from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road.

DIRECTOR'S REPORT

7. **DIRECTOR'S REPORT.**

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on September 2, 2025.

8. 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 segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

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

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

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

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, 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 **September 8, 2025**, was posted on the bulletin boards at the Municipal Center and City Hall by **September 2, 2025**, before 5:00 p.m. (at least three (3) business days prior to the date of the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for at least three (3) business days prior to the date of 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	☐ Absent	(* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Debbie Screws	☒	Present In-Person	☐ Absent	(* Attendance Required: ☐ No ☒ Yes)

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, 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

MINUTES**August 25, 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

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 August 11, 2025, Planning and Zoning Commission.

Prior to the meeting, a citizen advised Ms. Laird that there was an error in the minutes. Garrett Langford advised the Commission that the minutes will need to be revised and approved during the next meeting. The Commission took no action on the minutes.

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.

Ti'Ara Clark, Planner, presented to the Commission.

DISCUSSION

There were discussions and questions raised concerning the existing green space and tree mitigation requirements, the effect on nearby property values, the distance of the proposed tower from the existing residential structures, the occupancy status of a nearby dwelling on the adjacent church's property, and public safety concerns, specifically regarding children.

APPLICANT

David Draper of Hemphill Seminary addressed the Commission, discussing the need for expanded cell service coverage in the area, as well as addressing concerns regarding tree mitigation and public safety.

DISCUSSION

Concerns were raised and discussed regarding the EMF output of cell towers, the possibility of relocating the proposed tower to meet the City's separation requirement, the availability of cell tower-related safety data, and the coverage area for the proposed tower.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Larry Thomas, 200 Stonegate Lane, Sunnyvale, TX, advised the Commission that the aforementioned residential structure is currently occupied and asked the City to take this fact into consideration regarding its distance from the tower.

Monica Kujawa, 1120 Aragon Trail, Mesquite, TX, addressed the Commission, expressing her concerns regarding the loss of tranquility and noise abatement provided by the existing greenbelt, the possibility of decreased property value, as well as tower emissions and the potential impact on nearby residents' health. She further mentioned several cell towers/bases located nearby, which are shorter than the proposed tower's height.

Terry White, 505 Riggs Circle, Mesquite, TX, addressed the Commission, citing published data from 38 European studies related to health risks associated with residing near cellular transmission towers.

Ron Smith, 622 Creekbend Drive, Mesquite, TX, addressed the Commission, expressing opposition due to his opinion that the tower would be an eyesore, would affect property values, and would not add much to the service coverage.

Chairwoman Teferi closed the public hearing.

APPLICANT

Mr. Draper returned to the podium to address additional concerns raised during public comments.

ACTION

Commissioner Melend moved to approve the application; Commissioner Arnold seconded. The motion failed 3-3 with Commissioners Chenault, Teferi, and Walker opposed. Chairwoman Teferi announced that in the event of a tie vote, the matter is deemed as a recommendation for denial.

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 Density 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).

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

DISCUSSION

There were questions and concerns related to the lack of an access gate, the removal of a second entrance off East Glen Blvd from the previous concept plan, fencing requirements, traffic analysis, A.M. traffic at the intersection of East Glen Blvd and Clay Mathis Rd, emergency access, and the request for a reduction in the required number of covered parking spaces. There was a suggestion from Commissioner Dharmarajan to include electric vehicle charging stations.

APPLICANT

Alan Naul, 522 Country Lane, Coppell, TX, addressed the Commission on behalf of the applicant, providing an in-depth background for the proposed project.

DISCUSSION

There were further discussions regarding the absence of a gate; the possibility of installing license plate readers for the entrances into the community; the number of affordable housing units within the development; the affect on traffic; the possibility of providing shared electrical vehicles for residents; deed restrictions related to age of residents; the possibility of revolving management; and the overall security of the premises.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Debra Melton, 803 Caladium, Mesquite, TX, expressed excitement and favor for the proposed development.

Francis Griffin, 2540 Beau Drive, Mesquite, TX, expressed concern related to traffic, the enforcement of age requirements for residents, and the increased pressure on existing infrastructure.

Alfonzo Hernandez, 2101 Bent Brook Drive, Mesquite, TX, stated that he understands this development would affect traffic, but he would prefer to see an age-restricted facility versus another industrial building and more eighteen-wheelers. He further stated that he is in favor of the development as long as it is age-restricted and only seniors are allowed.

Mark Sellner, 807 Banbury Court, Mesquite, TX, suggested to the Commission that a left turn lane on East Glen would be needed; further stated that he likes the idea of something besides a warehouse

being developed. He agrees with the previous speaker and likes the idea of not having another warehouse there.

Rose Fernandez, 2101 Bent Brook Drive, Mesquite, TX, expressed opposition to the development, citing that the noise from the nearby train tracks would deter residents from staying.

The public hearing was closed.

APPLICANT

Mr. Naul returned to the podium to address additional concerns raised during public comments.

ACTION

Commissioner Melend made a motion to approve; Commissioner Arnold seconded. The motion passed 5-1, with Commissioner Walker opposed.

6. ZONING APPLICATION NO. Z0725-0409.

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.

Ms. Clark presented to the Commission.

DISCUSSION

Commissioner Chenault asked if the proposal complies with the downtown ordinance; Ms. Clark stated that it does. Commissioner Dharmarajan asked about the type of paint products that would be utilized in the sign fabrication; Ms. Clark advised that the applicant would be able to provide more information on that matter.

APPLICANT

Mike Doherty, 3000 Blackburn, Dallas, TX, addressed the Commission, providing a description of the types of products the proposed business would provide. Mr. Doherty responded to Mr. Dharmarajan's inquiry related to paint products.

DISCUSSION

There were no further questions or comments from the Commission.

PUBLIC COMMENTS

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

ACTION

Commissioner Walker made a motion to approve; Commissioner Chenault seconded. The motion passed 6-0.

7. ZONING APPLICATION NO. Z0725-0411.

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.

Mr. Langford presented to the Commission.

DISCUSSION

There were no discussions.

APPLICANT

Mark Cohen addressed the Commission, providing details on the project.

PUBLIC COMMENTS

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

ACTION

Commissioner Arnold made a motion to approve; Commissioner Melend seconded. The motion passed 6-0.

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

Adam Garrett provided the director's report, updating the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on August 18, 2025:

Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a change of zoning from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district, to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district, and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property ID Numbers 227047 and 227048). (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. 5186.**

Zoning Text Amendment No. 2025-02, amending the Mesquite Zoning Ordinance (MZO) by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405. (The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Approved by Ordinance No. 5187.**

Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for: (a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and (b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) classification for all properties with frontage on Military Parkway and West Scyene Road between the east right-of-way line of IH-635 and South Carmack Street; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Avenue to the north, South Florence Street to the east, Holley Park Drive to the south, and South Carmack Street to the west, all as more particularly shown on the accompanying map. (Four responses in favor and seven 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. 5188.**

Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance (MZO) by revising Appendix C - Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (CB) Zoning District classification, and the Military Parkway-Scyene Corridor (MP-SC) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are rezoned to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405. (The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Approved by Ordinance No. 5189.**

An ordinance amending Chapter 13 of the City Code covering the sign components of the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District). **Approved by Ordinance No. 5190.**

Conduct a public hearing and consider a request submitted by Wesley Johnson on behalf of James Best to appeal under Section 7.5-15 of the City Code an administrative decision on the amount of the impact fee

in proportion to the demand created by a new development located at 880 IH-30. **Public hearing held. Request was denied.**

An ordinance providing funds for the 2025-26 Fiscal Year by adopting and approving the budget for said period and appropriating and setting aside the necessary funds out of the general and other revenues of the City for said fiscal year for the maintenance and operation of various departments and activities of the City, for capital and other improvements of the City and for all other expenditures included in said budget. (This item was postponed at the August 4, 2025, City Council meeting.) **Public hearing held. Approved by Ordinance No. 5183.**

A resolution ordering a Special Election on November 4, 2025, for the purpose of submitting a proposed tax rate that exceeds the voter-approved tax rate for the 2025 tax year. **Approved by Resolution No. 29-2025.**

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

Mr. Bailey reminded the Commissioners about the upcoming APA Texas Chapter annual conference to be held October 22-24, 2025, in College Station. There will be a training session for Planning Commissioners.

Commissioners were advised of a possible joint meeting on the Gus Thomasson Corridor Study. This will be a collaborative meeting to include City Council, Planning & Zoning Staff, and Economic Development Advisory Board Members to be held, tentatively, on Monday, September 29, 2025.

An update was given on the Comprehensive Plan update; a kickoff is anticipated for January 2026.

Future items:

An update was given on the Comprehensive Plan; kickoff is anticipated for January 2026.

Impact Fee Study, FY26-Quarter 1.

Code text amendments related to new legislation and industry change.

The Manager of Historic Preservation position has been filled, effective September 22, 2025.

The Commission was advised of Municode training to be held at 11:30 a.m. on Tuesday, August 26th at City Hall.

Mr. Bailey announced that the Planning & Zoning Staff were recognized by the 2025 Richard R. Lillie, FAICP, Planning Excellence Program.

The next meeting will be held on Monday, September 8, 2025.

Chairwoman Teferi adjourned the meeting at 9:23 p.m.

Chairwoman Soira Teferi



PLANNING AND ZONING DIVISION

FILE NUMBER: PL0625-0267
REQUEST FOR: Residential Replat
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARING

Planning and Zoning Commission: Monday, September 8, 2025

GENERAL INFORMATION

Applicant: Michael Kersten, on behalf of Gerardo Rodriguez
Property Owner: Gerardo Rodriguez
Requested Action: Approval of the Replat of Lot 91A of the Sherwood Forest Addition No. 2 to subdivide the lot into three lots.
Location: 2518 Picadilly Blvd

SITE BACKGROUND

Legal Description: Lot 91A of the Sherwood Forest Addition No. 2
Size: 2.08 acres / 90,371 sq. ft.
Current Zoning: R-3, Single Family Residential within Sherwood Forest Overlay (Ord. 3914)
Existing Land Use: Single Family House
Future Land Use: Low Density Residential
Zoning History: 1951: Annexed, zoned Agricultural
1964: Rezoned to R-3, Single Family Residential
2007: Rezoned to R-3, Single Family Residential within Sherwood Forest Overlay

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential within Sherwood Forest Overlay	Single Family House
SOUTH:	R-3, Single Family Residential within Sherwood Forest Overlay	Undeveloped
EAST:	R-3, Single Family Residential within Sherwood Forest Overlay	Undeveloped
WEST:	R-3, Single Family Residential within Sherwood Forest Overlay	Single Family House

CASE SUMMARY

The applicant is requesting approval of a residential replat to subdivide the subject property, approximately two acres in size, into three separate lots. The purpose of the replat is to legally establish the subdivision of the land on behalf of the property owner, with the intent of creating individual lots that may be sold in the future. Each of the proposed lots complies with the minimum lot size, width, and depth requirements established by the Sherwood Forest Overlay.

MESQUITE SUBDIVISION ORDINANCE

ARTICLE V, PART F: GENERAL REQUIREMENTS AND DESIGN STANDARDS, LOTS

The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. In residential zoning districts, lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its suitability for development and taking into consideration the natural topography of the ground, drainage, wastewater facilities and the proposed layout of streets.

STAFF COMMENT:

Each of the proposed lots meets the minimum area, width, and depth requirements for the Sherwood Forest Overlay. The replat is consistent with the lot pattern of the surrounding residential area and is suitable for development given the existing topography, available drainage, and utility infrastructure.

ARTICLE III, SECTION M.(2)(f): REVIEW CRITERIA

The Commission shall not approve a replat unless it meets all of the following criteria that apply to the application. (Staff comments are provided in bold in parentheses.)

1. The proposed development conforms with all requirements of this ordinance and other related City ordinances; **(The proposed replat conforms with all requirements.)**
2. The proposed development conforms with the City of Mesquite Comprehensive Plan and any other applicable plan documents; **(The proposed replat creates two additional lots but does not significantly alter the residential density of the area and remains consistent with the low-density residential land use designation of the Mesquite Comprehensive Plan.)**
3. The proposed development is in compliance with applicable zoning regulations; **(The proposed lots in the replat meet the minimum lot size, lot depth, and lot width.)**
4. The proposed development conforms with the latest adopted Master Thoroughfare Plan and related street standards; **(The proposed replat conforms with the Master Thoroughfare Plan and street standards along Picadilly Blvd.)**
5. The proposed development conforms with city and/or county regulations for the safe and adequate provision of water supply and sanitary waste collection and disposal; **(The proposed replat has access to water and sanitary sewer lines located within Picadilly Blvd right-of-way.)**

6. The proposed development conforms with adopted federal, state, county, and city stormwater management regulations; **(Any development of the proposed lots will be required to meet the Mesquite Engineering Design Manual.)**
7. The proposed development conforms to the requirements of the Engineering Design Manual. **(Prior to the issuance of a building permit to build a home, future applicants will be required to obtain an Engineering Permit by submitting engineering plans in compliance with the Mesquite Engineering Design Manual.)**
8. Required public improvements have been constructed and approved by the City; and **(Any extension of utilities will be subject to approval of the Engineering Permit.)**
9. A dedication instrument is complete and signed. **(A dedication instrument is not needed for the proposed replat.)**

CONCLUSIONS

Chapter 212 of the Texas Local Government Code requires the Planning and Zoning Commission to approve a plat if it meets all applicable regulations, including the Mesquite Zoning and Subdivision Ordinances. The proposed replat complies with these ordinances and meets the minimum width, depth, and area standards.

RECOMMENDATIONS

Staff recommends approval of the residential replat.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of September 2, 2025, no responses have been received.

ATTACHMENTS

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

Aerial Map



Location: 2815 Picadilly Blvd
Request: Residential Replat



Notification Map



Applicant: Michael Kersten, on behalf of Gerardo Rodriguez
Location: 2518 Picadilly Blvd
DCAD: 38088610010020100
Request: Residential replat to
create three lots.

Legend

- Required Notices
- Subject Property



Zoning Map



Location: 2815 Picadilly Blvd
Request: Residential Replat



Future Land Use Map



Location: 2815 Picadilly Blvd
Request: Residential Replat


100-Year Floodplain

Low Density Residential

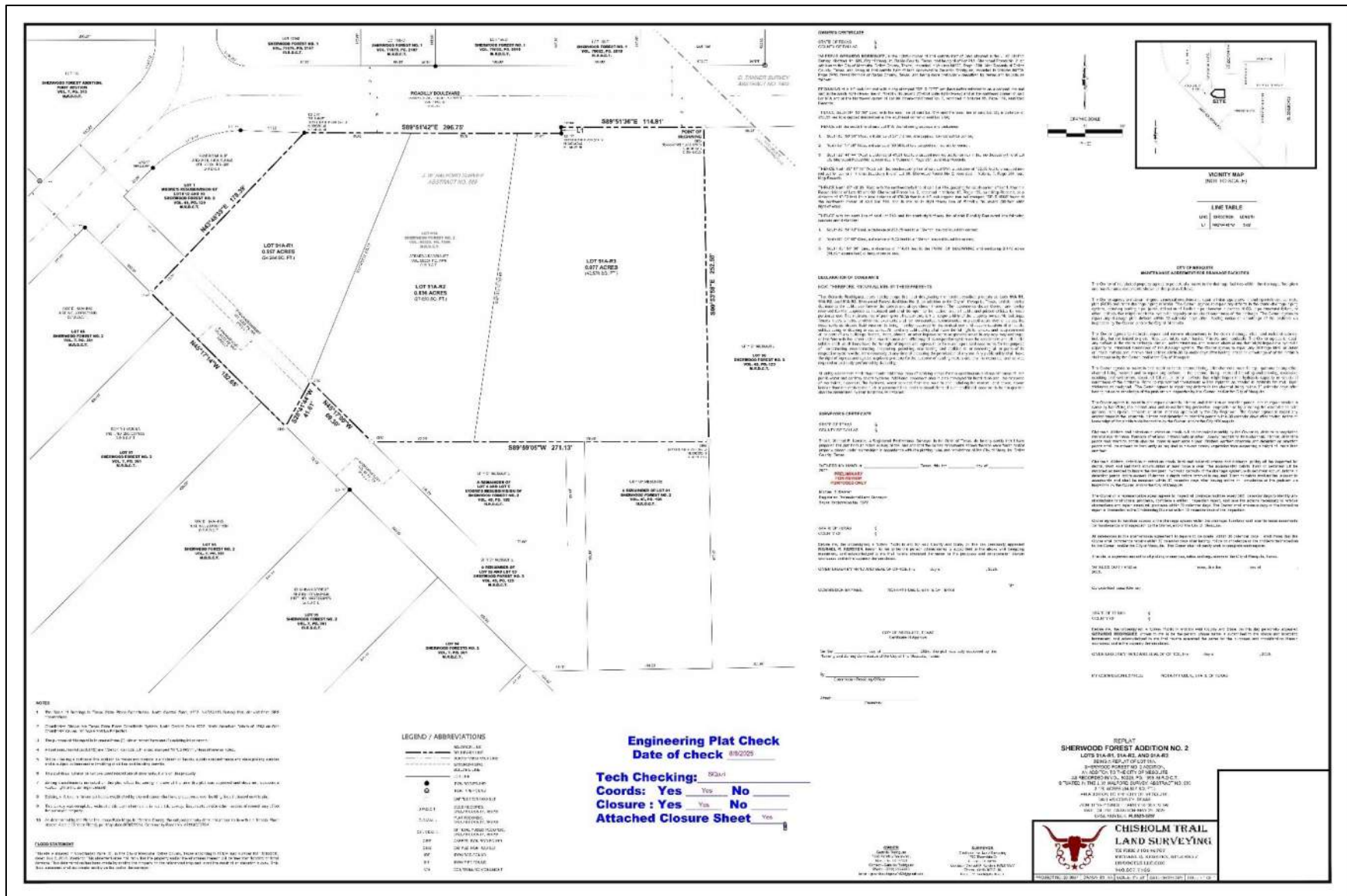


ATTACHMENT 5 – SITE PHOTOS



Street view the of the subject property on Mesquite Valley Rd.

ATTACHMENT 6 – PROPOSED REPLAT





PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0407
REQUEST FOR: Zoning Change
CASE MANAGER: Ti'Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 8, 2025
City Council: Monday, October 6, 2025

GENERAL INFORMATION

Applicant: Arcelia Cortina and Martin Flores
Requested Action: Truman Heights Neighborhood – Mandatory Retail Office Shopfront to Truman Heights Neighborhood – Single Family Residential
Location: 2031 Hillview Drive

SITE BACKGROUND

Platting: Truman Heights, Block 2, Lot 26A
Size: 0.18 Acres / 8,075 sq. ft.
Zoning: Truman Heights Neighborhood – Mandatory Retail Office Shopfront
Future Land Use: Truman Heights Special Planning Area
Zoning History: 1951: Annexed and zoned Residential
2007: Rezoned to Truman Heights Neighborhood – Mandatory Office Shopfront

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Electric Supply Company
SOUTH:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Vacant
EAST:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Health and Wellness Office
WEST:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Office Warehouse

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of a single-family home at 2031 Hillview Drive. The property is currently zoned Truman Heights Neighborhood with Mandatory Retail and Office Shopfront, which requires mixed-use development with retail uses on the ground floor. To remove this requirement, the applicant is requesting a rezoning that would eliminate the mandatory shopfront standard and permit the property to be developed solely as a single-family residence.

The subject property is currently improved with a one-story single-family home. The applicant proposes to replace the existing structure with a two-story single-family dwelling containing 2,809 square feet of living area and 1,584 square feet of building coverage on an 8,091 square foot lot.

All construction on the property will comply with applicable building codes.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as the Truman Heights Special Planning Area on the Future Land Use Map (see attachment 4). The vision of this planning area is to "revitalize the Truman Heights Special Planning Area to become once again the main shopping area for the surrounding residential development and to provide high quality residential options...The existing character of the neighborhood should be maintained, while still allowing for new development to occur."

STAFF COMMENTS:

The proposed zoning change is consistent with the Future Land Use Designation, as the proposed development intends to revitalize an aging residential lot.

MESQUITE ZONING ORDINANCE

SECTION 5-308(N): REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

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

STAFF COMMENTS: The proposed amendment promotes public health, safety, and welfare by supporting reinvestment in the neighborhood and providing quality housing consistent with City goals.

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

STAFF COMMENTS: The amendment is consistent with the Comprehensive Plan, which plans for revitalization of the aging neighborhood and provides high-quality residential options.

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

STAFF COMMENTS: The amendment aligns with the adopted Truman Heights Neighborhood Code that encourages compatible infill housing within established neighborhoods.

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

STAFF COMMENTS: The amendment will not create nonconformities.

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

STAFF COMMENTS: The proposed single-family zoning is compatible with surrounding residential uses and consistent with the character of the area.

6. The extent to which the proposed amendment is considered the highest and best use of the property.

STAFF COMMENTS: The amendment reflects the highest and best use of the property by allowing single-family residential development consistent with existing neighborhood patterns.

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

STAFF COMMENTS: The trend of development in the area is predominantly single-family housing, making the request consistent with nearby development.

8. 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 trend of development in the area is predominantly single-family housing, making the request consistent with nearby development.

9. The extent to which the proposed amendment will benefit the City as a whole.

STAFF COMMENTS: The amendment benefits to City as a whole by reinvesting in one of the older neighborhoods and adding to the housing supply.

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

STAFF COMMENTS: Adequate public facilities and infrastructure are in place to serve the proposed single-family use without additional burden on City services.

CONCLUSIONS

ANALYSIS

The proposed zoning change to allow a single family home is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-308(N.).

RECOMMENDATIONS

Staff recommends approval of the zoning change to Truman Heights Neighborhood – Single Family Residential at 2031 Hillview Drive.

PUBLIC NOTICE

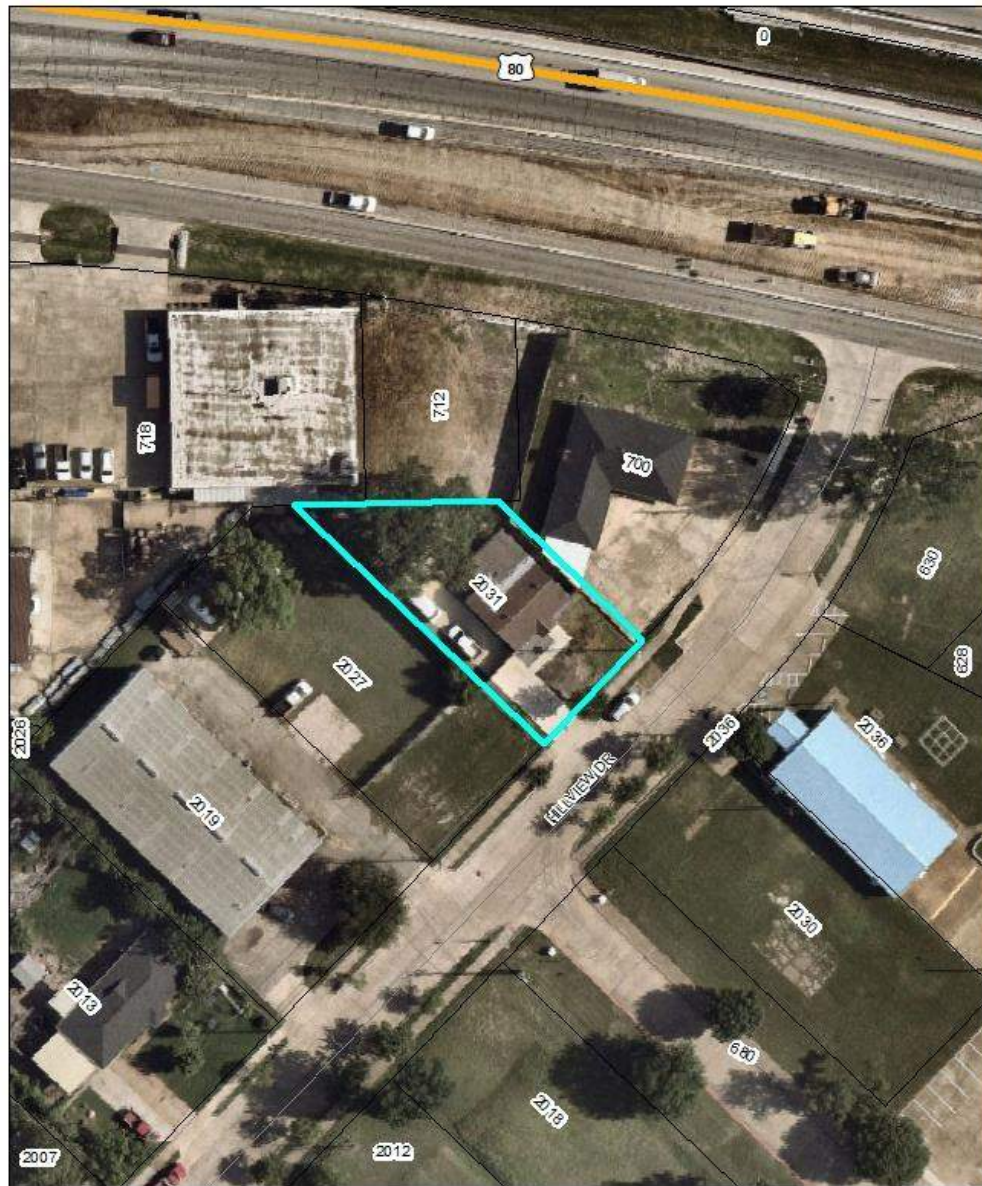
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of September 9, 2025, Staff have not received any returned property owner notices for the request.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 2031 Hillview Drive
Request: Zoning Change

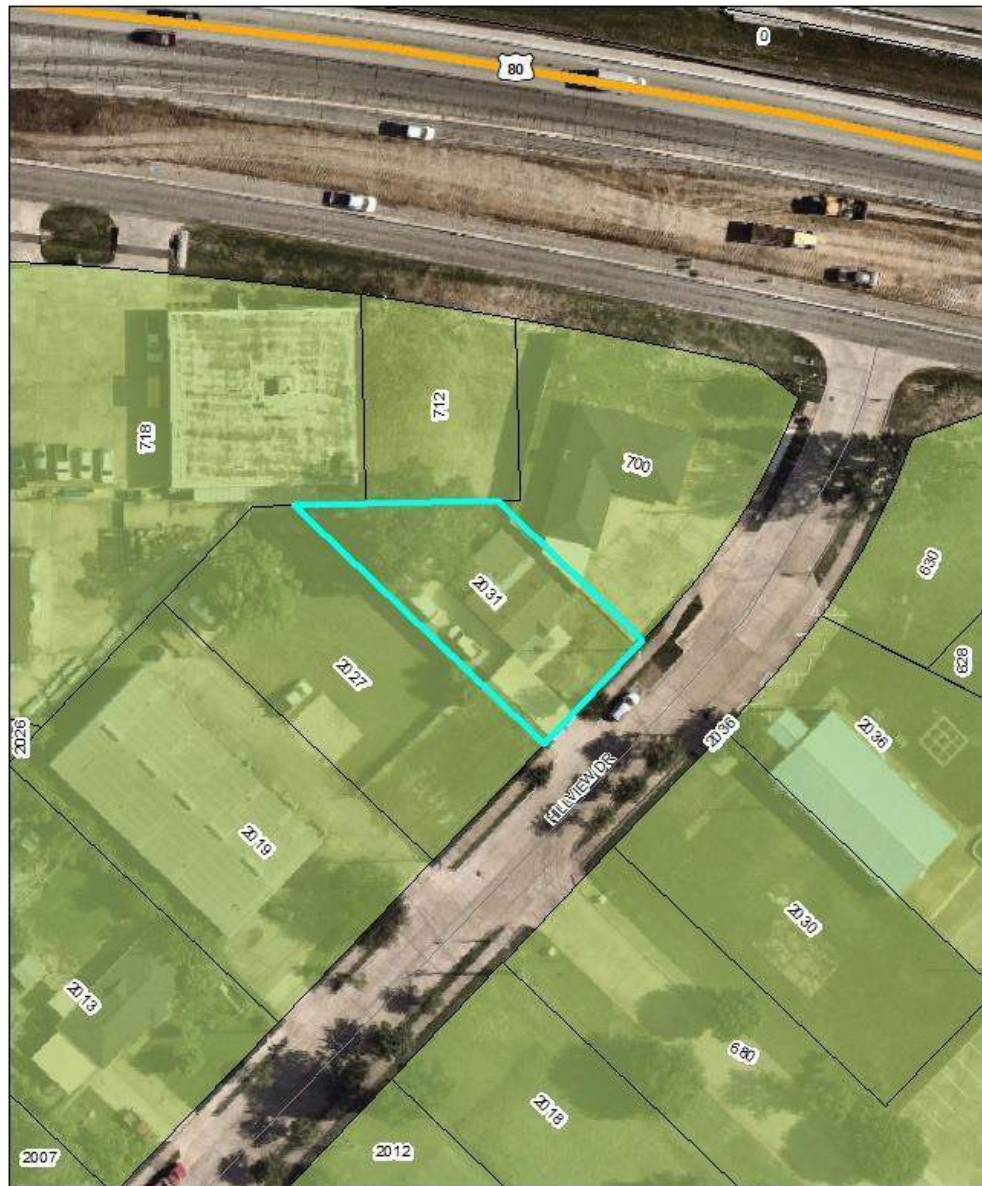


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Location: 2031 Hillview Drive
Request: Zoning Change

 100-Year Floodplain
 Truman Heights
Special Planning
Area



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property facing northwest



Side view of subject property facing northeast

Rezoning Letter of Intent

July 6, 2025

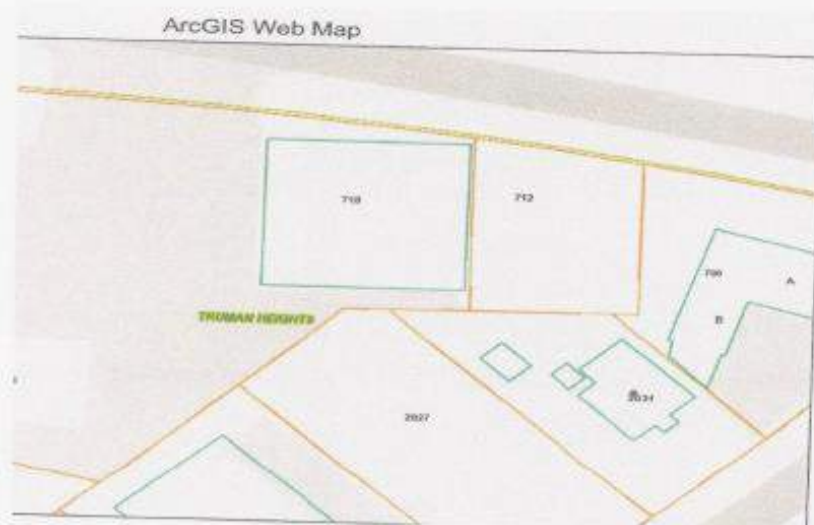
Planning Department
1515 N Galloway Avenue
Mesquite TX 75149

RE: Rezoning Letter of Intent
Proposed Traditional Truman Heights Single Family Residential

Location: Lot 26A, Block 2 of Truman Heights Addition
Existing Zoning: R (Residential)
Future Land Use: Residential two-story house

To Whom It May Concern,

I am requesting zoning change of lot 26A, 2031 Hillview Dr, located between Us Hwy 80 and



Hillview

in the

Page | 1

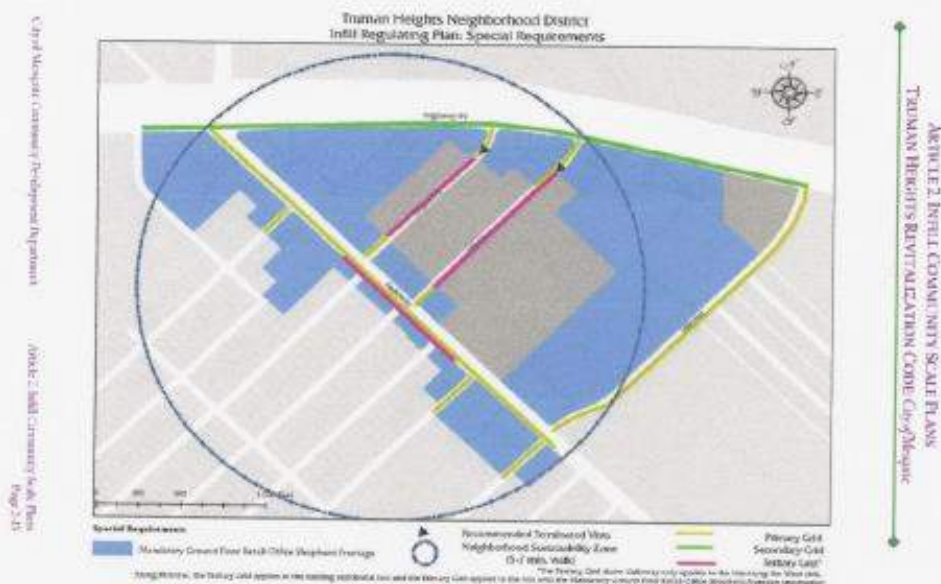
ATTACHMENT 6 – APPLICATION MATERIALS

Truman Heights Area from Truman Heights Residential to Traditional Truman Heights Single Family Residential.

The future land use is a two-story single family residential only.

I am proposing with this project to change the lot from Truman Heights Residential to Traditional Truman Heights Family Residential removing the requirement of the Mesquite Truman Heights Revitalization Code for the mandatory ground floor retail-office shopfront frontage.

If this rezoning request is approved this currently proposes a two-story residential dwelling with a total of 2,809 sq ft living area and a house coverage of 1,584 sq ft, the lot size is 8,091 sq ft.



The lot is currently a one-story single family residence, with plan to develop a two-story single family house.

Rezoning Criteria:

The city council shall consider the following approval criteria for zoning changes:

- a) The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final approval.
- b) The zoning change is consistent with the Comprehensive plan; zoning is change to Traditional Truman Heights Family Residential per future land use and the comprehensive plan.
- c) The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
- d) The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. I need to have the lot rezoned from Truman Heights Residential to Traditional Truman Heights Single Family Residential.

If you have any questions or concerns, please do not hesitate to reach out.
Thanks for your time,



Martin Jorge Flores Pacifico
(214) 916-9264
nitramsolutiongroup@gmail.com

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2209885
Tract One:

Being part of Lot 26A, Block 2, of TRUMAN HEIGHTS ADDITION, an addition in the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 13, Page 351, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Rocio Cuevas, recorded in Volume 2004021, Page 4248, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the Northwest line of Hillview Drive, at the common Southerly corner of Lot 26, and said Lot 26A, Block 2;

THENCE North 46°04'27" West, a distance of 157.00' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the South line of a tract of land described in deed to Temple Highway 80 Investments, LLC, recorded in Instrument No. 202100297298, Official Public Records, Dallas County, Texas, at the common Northerly corner of said Lots 26 and 26A, Block 2;

THENCE North 88°33'11" East, a distance of 90.76' to a 5/8" iron rod found in the South line of Lot 23, Block 2, at the West corner of a tract of land described in deed to Renown Weight Loss Marketing, LLC, recorded in Instrument No. 202300243022, Official Public Records, Dallas County, Texas, and being the Northeast corner of said Lot 26A;

THENCE South 46°12'39" East, a distance of 93.20' to a 1/2" pipe found in the said Northwest line of Hillview Drive, at the South corner of said Renown Weight Loss Marketing, LLC tract, and being the East corner of said Lot 26A;

THENCE South 43°53'06" West, with said Northwest line, a distance of 64.81' to the PLACE OF BEGINNING and containing 8,090 square feet or 0.186 of an acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

AND

Tract Two:

Being part of Lot 23, Block 2, of TRUMAN HEIGHTS ADDITION, an addition in the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 13, Page 351, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Rocio Cuevas, recorded in Volume 2004023, Page 3365, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southerly line of U.S. Highway No. 80, at the Northwest corner of a tract of land described in deed to Renown Weight Loss Marketing, LLC, recorded in Instrument No. 202300243022, Official Public Records, Dallas County, Texas;

THENCE South 01°04'22" East, a distance of 79.80' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set at the Westerly Interior 'ell' corner of said Renown Weight Loss Marketing, LLC tract, and being the Southeast corner of said Lot 23, Block 2;

THENCE South 88°33'11" West, a distance of 70.00' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the Northerly line of Lot 26A, of said Block 2, at the Southeast corner of a tract of land described in deed to Temple Highway 80 Investments, LLC, recorded in Instrument No. 202100297298, Official Public Records, Dallas County, Texas, and being the Southwest corner of said Lot 23;

THENCE North 01°03'15" West, a distance of 92.24' to an "X" found in the said Southerly line of U.S. Highway No. 80, at the Northeast corner of said Temple Highway 80 Investments, LLC tract, and being at the beginning of a non-tangent curve to the right, having a central angle of 01°11'32", a radius of 3411.81', and a chord bearing and distance of South 81°21'16" East, 70.99';

THENCE Southeasterly, with said Southerly line and said curve to the right, an arc distance of 70.99' to the PLACE OF BEGINNING and containing 6,029 square feet or 0.138 of an acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

File No.: 2209885

Page 1 of 1

ATTACHMENT 6 – APPLICATION MATERIALS

Consent Form

Project Name: 2031 Hillview Dr Submittal Date: _____

Application Type (check all that apply)

- | | | |
|---|--|---|
| ☒ Rezoning | ☐ Site Plan | ☐ Residential Replat |
| ☐ Planned Development | ☐ Preliminary Plat | ☐ Amending Plat |
| ☐ Regulating Plan | ☐ Short Form Final Plat | ☐ Variance |
| ☐ Conditional Use Permit (CUP) | ☐ Final Plat | ☐ Special Exception |

I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. I hereby give CONSENT to Arcelia Cortina (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Mesquite, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

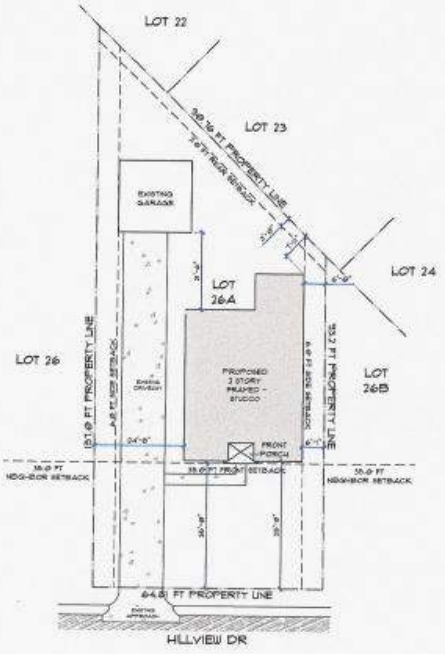
I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.

Current Property Owner Information

Name: Martin Jorge Flores Pacifico Signature: _____
Address: 2031 Hillview St City, State, ZIP: Mesquite TX 75149

Agent/Representative Information

Name: Arcelia Cortina
Address: 2414 US Hwy 80 E Ste 205 City, State, ZIP: Mesquite TX 75149

SITE PLAN
SCALE: 1 TO 20

REFERENCE MAP



SQUARE FOOTAGE

LEGAL DESCRIPTION:	
TRUMAN HEIGHTS BLK 2 LT 26A	
PROPOSED 1ST STORY LIVING AREA	1,541 SQ FT
PROPOSED 2ND STORY LIVING AREA	1,268 SQ FT
PROPOSED FRONT PORCH	43 SQ FT
EXISTING GARAGE	480 SQ FT
TOTAL LIVING AREA	2,809 SQ FT
HOUSE COVERAGE	1,584 SQ FT
TOTAL FOUNDATION COVERAGE	1,984 SQ FT
% LOT COVERAGE	24.5 %
ZONING (THIN) TRUMAN HEIGHTS RESIDENTIAL	
MAX COVERAGE 30%	
LOT SIZE	9,891 SQ FT

DOCUMENT INDEX

SHEET 1	A-001	SITE PLAN
SHEET 2	A-001	FLOOR PLAN
SHEET 3	A-002	DOOR AND WINDOW SCHEDULE
SHEET 4	A-003	ELEVATIONS
SHEET 5	A-004	ELEVATIONS
SHEET 6	A-005	ROOF
SHEET 7	S-001	FOUNDATION
SHEET 8	S-002	FOUNDATION FORMS
SHEET 9	S-003	ROOF FRAME
SHEET 10	S-004	CILING FRAME
SHEET 11	S-005	SHEAR WALL
SHEET 12	S-006	SHEAR WALL DETAILS
SHEET 13	E-001	ELECTRICAL PLAN
SHEET 14	P-001	PLUMBING PLAN
SHEET 15	M-001	MECHANICAL PLAN

GRADING TYPE

CITY OF MESQUITE, TX. CODE COMPLIANCE

CODES:
EFFECTIVE FOR ALL PERMITS ISSUED ON OR AFTER
FEBRUARY 1, 2013, ALL INSPECTIONS WILL BE MADE
BASED ON THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2013 NATIONAL ELECTRICAL CODE (NEC)

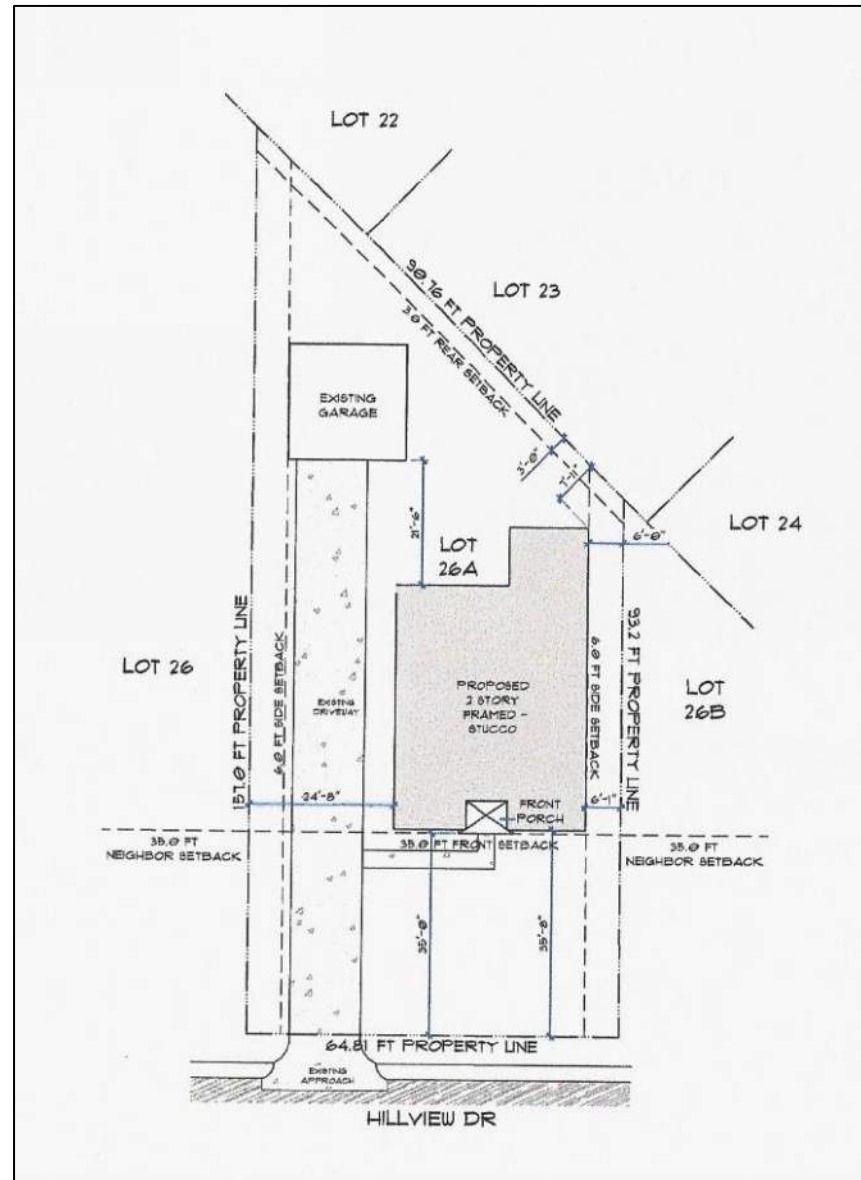
PROJECT: 2031 Hillview Dr,
Mesquite, TX 75149

SCALE: 1 TO 20
DATE: 02/10/2019
SCOPE OF WORK: NEW CONSTRUCTION

THE SET OF PLANS WERE DEVELOPED IN ACCORDANCE WITH CURRENT CODES AND REGULATIONS ESTABLISHED IN THE JURISDICTION OF THE CITY OF MESQUITE, TEXAS. THE SET OF PLANS WERE DEVELOPED BY THE DESIGNER AND THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

crafting services 4u
Cell: 469 479 73 66
Email: draftings4u@outlook.com

SHEET: A-001
PAGE: 1 OF 15





PLANNING AND ZONING DIVISION

FILE NUMBER: Z0825-0414
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 8, 2025
City Council: Monday, October 6, 2025

GENERAL INFORMATION

Applicant: City of Mesquite
Requested Action(s): Zoning change to Planned Development (PD) – Commercial would allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials.
Location: 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road

SITE BACKGROUND

Platting: The property is not platted.
Size: ~165 Acres
Zoning: R-3, Single Family Residential
Future Land Use: Public/Semi-Public
Zoning History: 1963: Annexed and Zoned Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-SF No. 4838	Ridge Ranch subdivision
SOUTH:	PD-Business Park No. 3530	Undeveloped, floodplain
EAST:	R-3 Single Family Residential	City-owned land, undeveloped, floodplain
WEST:	Agricultural	Undeveloped, floodplain

CASE SUMMARY

The City of Mesquite owns the property at 3550 Lawson Road and currently houses the North Texas Municipal Sewer Treatment Plant, the Citizens Convenience and Recycling Center, the Mesquite Composting Facility, and the City's public safety training facility. The City is exploring a potential partnership with Living Earth to operate the production, sale, and distribution of soil, mulch, and landscape materials on the property. As part of this possible partnership, the City's composting facility may be improved to include:

- Site grading and preparation for drainage and heavy equipment operations
- Parking lot improvements
- Yard and perimeter lighting for safety and extended operations
- Perimeter wrought iron fencing to secure the property and improve appearance
- A 15,000-square-foot bagging line building
- Office and maintenance buildings
- Truck scale and scanner system installation

A concept plan for possible improvements to the composting facility is shown in Attachment 6. While a composting facility already exists on the site, enabling another party to operate a commercial business on the property requires rezoning. Any improvements and partnership agreement would be subject to City Council approval. The proposed rezoning does not affect the existing uses and operations on the subject property.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Public/Semi-Public

The subject property is located within the Public/Semi-Public Future Land Use designation. According to the *Mesquite Comprehensive Plan*, Public/Semi-Public uses generally serve a public purpose and are generally related to a public entity like government offices, public safety facilities, and public educational facilities.

No changes proposed in the Future Land Use Designation

MESQUITE ZONING ORDINANCE

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 supports public health, safety, and welfare by allowing the City to consider using a commercial operator to improve and operate the City's composting facility.

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

STAFF COMMENTS: The proposed rezoning aligns with the Public/Semi-Public land use designation by allowing public facilities, even if operated by a private party.

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 4.1, which aims to "Promote investment in new and existing businesses."

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

STAFF COMMENTS: Not applicable. 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 is surrounded mostly by city-owned properties and/or is within the floodplain, providing a suitable buffer from any nearby residential uses.

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

STAFF COMMENTS: Most of the surrounding properties are located within a large floodplain area that is unlikely to be developed. The property to the north, on the other side of Lawson Road, is being developed as a single-family subdivision called Ridge Ranch.

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

STAFF COMMENTS: The subject property is not suited for the R-3 Single Family Residential district, as it includes the North Texas Municipal Water District's regional sewer treatment plant, along with other public facilities.

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: Existing infrastructure is adequate or can be extended to the property as necessary to serve the site or to meet applicable building and fire codes.

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 customized approach 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 Planned Development (PD) District at 3550 Lawson Road will allow the City to pursue a partnership that enhances the existing composting facility while maintaining compatibility with surrounding uses. No adverse impacts to adjacent properties are anticipated, and the amendment provides greater public benefit than what could be achieved under the existing zoning.

RECOMMENDATION

Staff believes that the zoning change is appropriate and has provided suggested stipulations as shown in Exhibit B.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of September 2, 2025, staff has not received any responses from the statutory or courtesy notices.

ATTACHMENTS

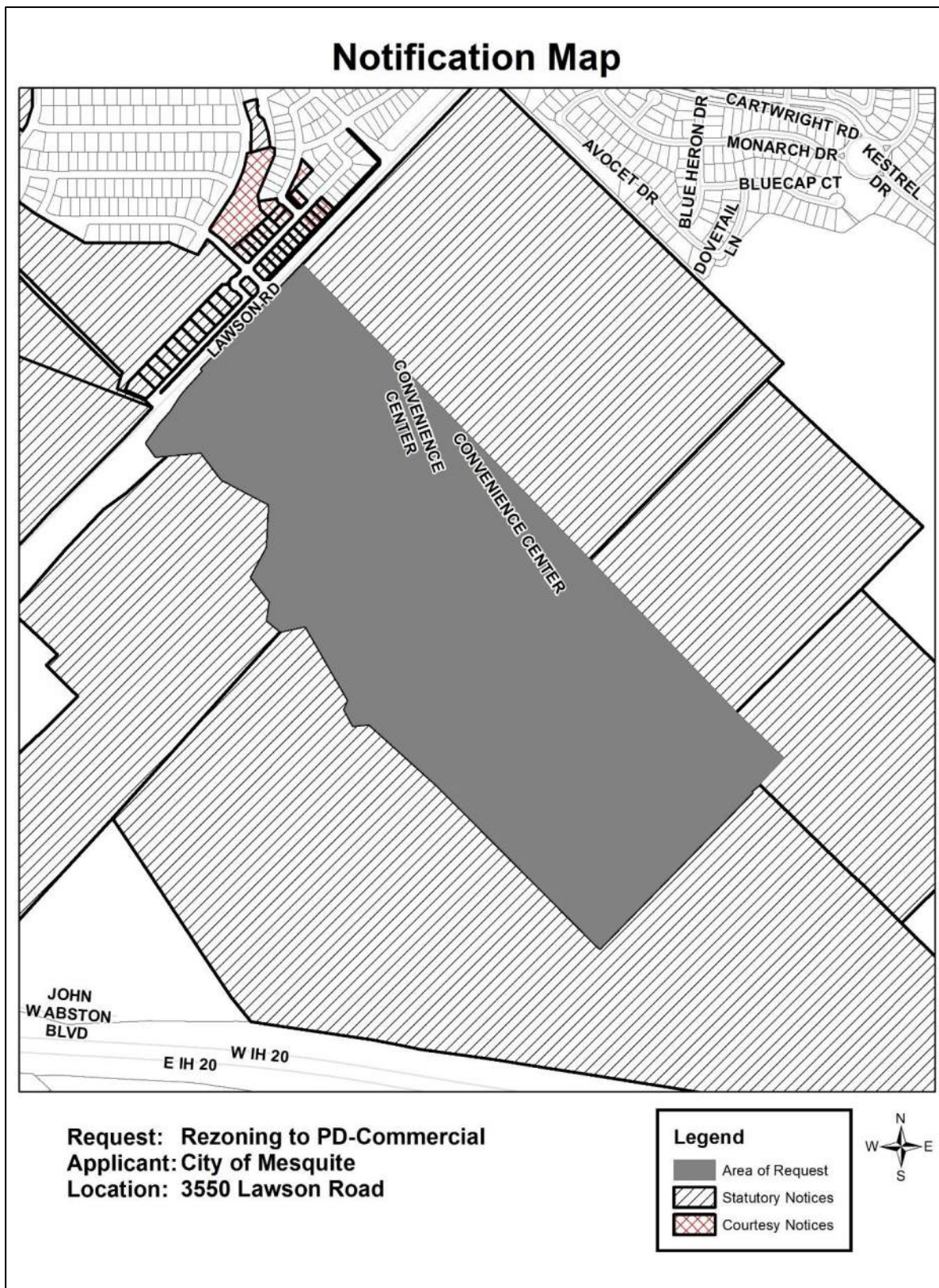
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Concept Plan
7. Exhibit A – Legal / Property Description
8. Exhibit B – Development Standards

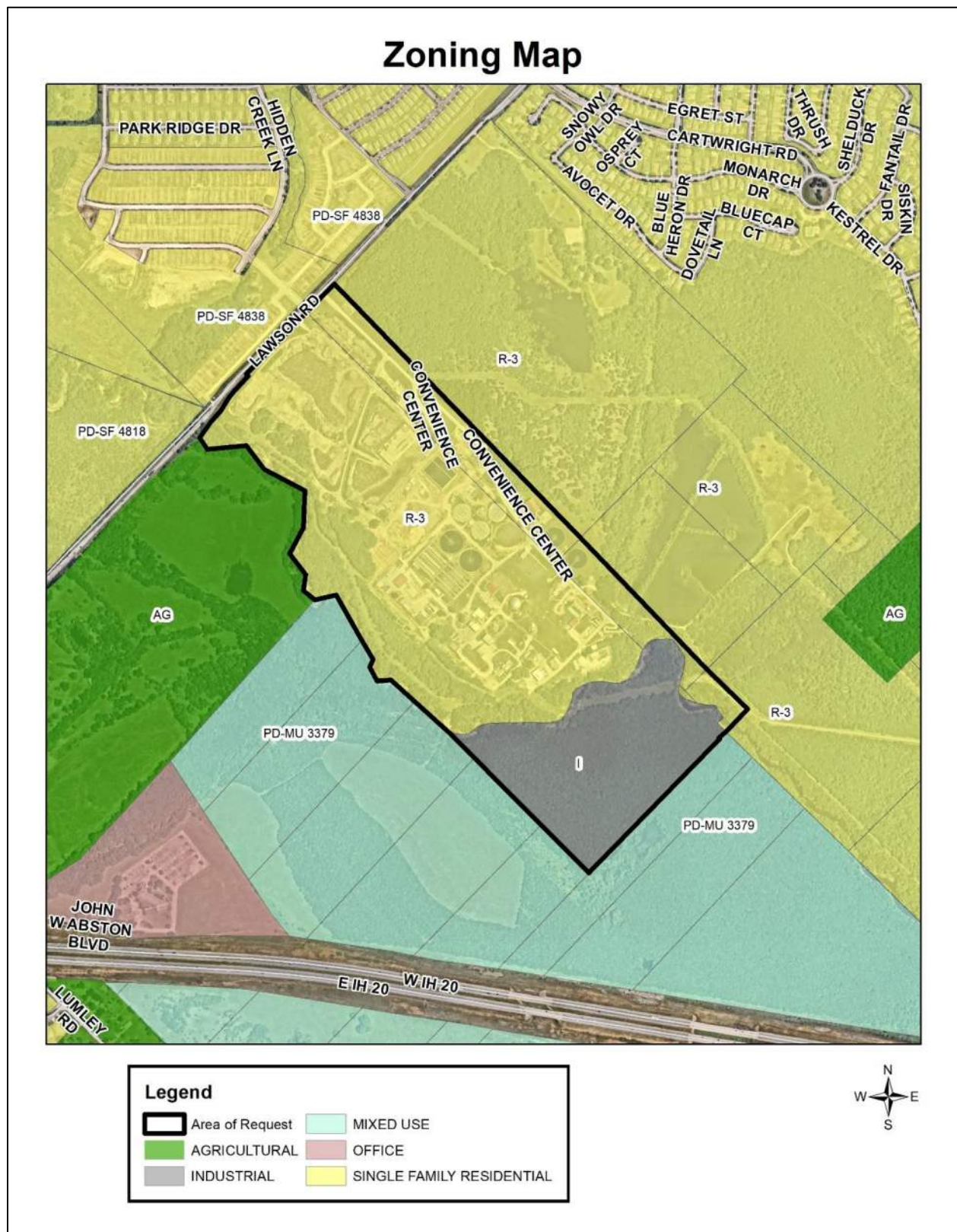
Aerial Map

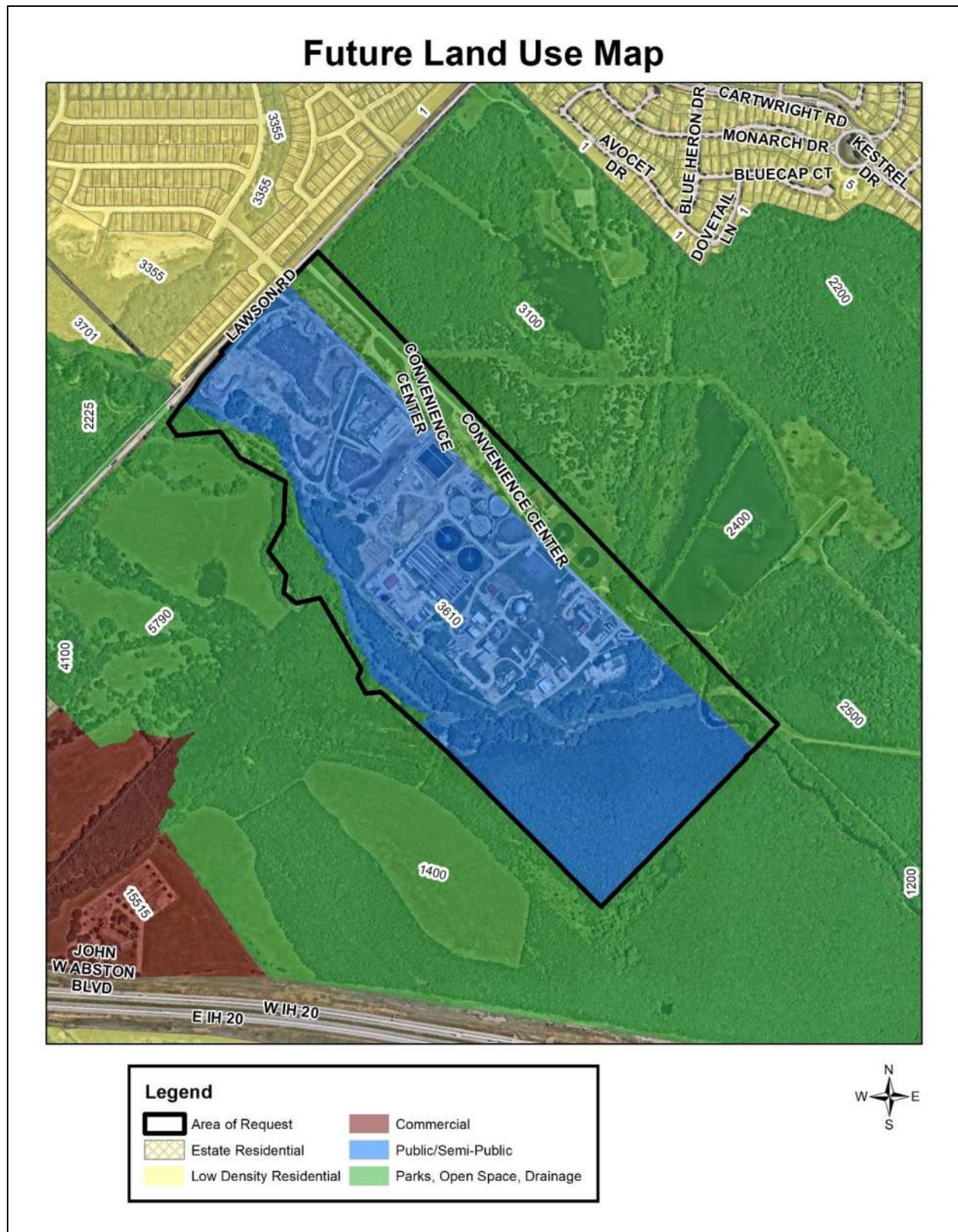


Request: Rezoning to PD-Commercial
Applicant: City of Mesquite
Location: 3550 Lawson Road











From east along Lawson Rd



Facing west towards the existing composting facility.



Legal / Property Description to be provided with the proposed ordinance.

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 and adopts Commercial (“C”) Zoning District as the base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C-zoning district as set out in MZO, Section 3-203 (Nonresidential 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 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.
- 3) The following uses are permitted on the Property.
 - i. Sanitary sewer treatment facilities
 - ii. Public safety facilities
 - iii. Solid waste facilities
 - iv. Production, sale, and distribution of soil, mulch, and landscape materials
 - v. Outdoor storage
 - vi. Outdoor display of landscaping materials

B. **Development Standards.** In addition to the requirements of the C base zoning district, the Planned Development is subject to the following:

- 1) An 8-ft wrought-iron/ornamental metal fence shall be provided around the perimeter of the composting facility. The 8-ft perimeter fence, a wrought-iron fence, may be located within the front setback.
- 2) A screening wall is not required along the property line when adjacent to a city-owned property or when adjacent to a floodplain area.
- 3) Landscaping is not required in nonpublic areas.
- 4) Pavement for nonpublic areas may utilize crushed concrete or other materials as approved by the City Manager.
- 5) City Manager may authorize modifications to the zoning requirements for screening, fencing, landscaping, and pavement surfaces.