



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
September 22, 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 September 8, 2025, Planning and Zoning Commission meeting.

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. **ZONING APPLICATION NO. Z0925-0415.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0415 submitted by TMI Climate Solutions for a zoning change from Planned Development (PD) – Commercial Ordinance No. 4959 to PD – Commercial Ordinance No. 4959 with a Conditional Use Permit to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment located at 1755 E US HWY 80 (also address as 19400 IH-635, the 2100 through 2300 Blocks of Orlando Ave, and 2443 and 2501 Westwood Ave.).

5. **ZONING APPLICATION NO. Z0925-0416.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0925-0416 submitted by SRB Mesquite, LLC., for a zoning change from Commercial with Conditional Use Permit Ordinance No. 5162 within TERRA Overlay District to Planned Development – Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 N. Town East Blvd (also addressed as 3000 Town East Mall).

DIRECTOR'S REPORT

6. **DIRECTOR'S REPORT.**

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on September 15, 2025.

7. **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 22, 2025**, was posted on the bulletin boards at the Municipal Center and City Hall by **September 16, 2025** (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**September 8, 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 the August 11, 2025, and August 25, 2025, Planning and Zoning Commission meetings.

ACTION

Commissioner Dharmarajan motioned to approve the minutes; Commissioner Walker seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**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.

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

DISCUSSION

There was no discussion.

APPLICANT

Applicant was present but did not come forward.

PUBLIC COMMENTS

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

DISCUSSION

Commissioner Arnold inquired about the applicant's intentions regarding the proposed additional two lots and whether or not a multi-family structure could be developed. Garrett Langford advised the Commission that this application is for a subdivision of the property and that the current zoning status of single family residential would still apply to all three lots.

ACTION

Commissioner Cumby moved to approve the application; Commissioner Arnold seconded. The motion passed 7-0.

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.

Ms. Clark presented.

DISCUSSION

There were discussions concerning the adjacent businesses and the specifications for rebuilding a residential structure on the subject property under the current development requirements.

APPLICANT

Arcelia Cortina addressed the Commission, explaining that current requirements for a rebuild are not feasible due to the Fire Code and parking requirements.

DISCUSSION

There were no further discussions or questions 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 7-0.

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.

Garrett Langford presented to the Commission.

DISCUSSION

There were questions and discussions concerning who would be selling the landscaping materials, as well as whether or not products would still be offered to residents free of charge.

Tony Carson, Director of Solid Waste, reassured the Commission that residents would still receive materials free of charge, with the added benefit of receiving mulch and compost in bags. Mr. Carson also discussed the benefits of the planned partnership between the City and Living Earth.

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 Arnold made a motion to approve with staff recommendations; Commissioner Screws seconded. The motion passed 7-0.

7. DIRECTOR'S REPORT.

Garrett Langford 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 September 2, 2025:

Zoning Application No. Z0625-0402 submitted by WRA Architects, Inc. on behalf of the Mesquite Independent School District (MISD) for a change of zoning from R-2, Single Family Residential within the Town East Retail and Restaurant Area (TERRA) Overlay District to R-2, Single Family Residential within the TERRA Overlay District 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. (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. 5193.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0725-0410 submitted

by Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito) for a change of zoning from General Retail to General Retail with a Conditional Use Permit to allow a convenience store located at 1200 East Davis Street, Suite 127. (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. 5194.**

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

Mr. Langford also advised the Commission on several upcoming Planning & Zoning cases going before City Council.

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

Mr. Langford reminded the Commissioners about the upcoming APA Texas Chapter annual conference to be held October 22-24, 2025, in College Station, as well as the joint meeting regarding the North Gus Thomasson Corridor to be held on September 29, 2025.

The next meeting will be held on Monday, September 22, 2025.

Chairwoman Teferi adjourned the meeting at 7:39 p.m.

Chairwoman Soira Teferi

FILE NUMBER: Z0925-0415
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 22, 2025
 City Council: Monday, October 20, 2025

GENERAL INFORMATION

Applicant: TMI Climate Solutions
Requested Action: Rezoning from Planned Development (PD) – Commercial Ordinance No. 4959 to PD – Commercial Ordinance No. 4959 with a **Conditional Use Permit** to allow a manufacturing use, SIC Code 3585, production of HVAC and air-handling units and equipment.
Location: 1755 E US HWY 80 (19400 IH-635, the 2100 through 2300 Blocks of Orlando Ave, and 2443 and 2501 Westwood Ave)

SITE BACKGROUND

Platting: Unplatted
Size: ~33 acres
Zoning: PD-Commercial Ordinance No. 4959
Future Land Use: US 80 Special Planning Area
Zoning History: 1951: Portion Annexed and zoned Residential
 1954: Portion Annexed and Zoned Residential
 1972: Rezoned from R-3, Single Family to Commercial
 1980: CUP to allow metal buildings with masonry fronts (Ord. 1618)
 2022: Rezoned to PD-Commercial Ordinance No. 4959

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>		<u>EXISTING LAND USE</u>
NORTH:	PD-MF, Planned Development Multifamily (Ord. 1877)	–	Falltree Apartments
EAST:	C - Commercial		Undeveloped / Outdoor Storage
SOUTH:	C - Commercial		US Highway 80 / Go Cart & Batting Cages / Mesquite 635
WEST:	C - Commercial		Interstate 635 / Retail Businesses

CASE SUMMARY

The applicant, [TMI Climate Solutions](#), is requesting approval of a Conditional Use Permit (CUP) within the new Lovett Industrial development, located at the northeast corner of US 80 and IH-635. The company proposes to manufacture premium-efficiency, high-quality custom and semi-custom air handling units, primarily serving the healthcare, pharmaceutical, and higher education HVAC markets. The applicant describes its manufacturing process as follows:

The production process begins with transforming sheet metal into panels that form the enclosure of the air handling units. These panels are foam-injected to provide thermal resistance and are then assembled to create the walls and ceilings of the unit. The floor consists of welded structural steel members, which are also insulated using spray-in-place foam to enhance thermal performance. Internal components for the air handling units are sourced from 3rd party vendors and installed by TMI during assembly. For units requiring exterior finishes, air-dried enamel or powder coating is applied in a dedicated paint booth. Once completed, the units are shrink-wrapped and transported by truck to the project site, ready for installation.

The Lovett Industrial development began construction in 2024 and is expected to be completed by the end of 2025. TMI plans to occupy the entire ~203,000-square-foot building and anticipates up to 250 employees, with the largest shift consisting of approximately 125 employees. The site provides 185 parking spaces. The applicant is not requesting any modifications in connection with this CUP.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the **US 80 Special Planning Area**, which covers the areas northeast and south of the US 80 and IH-635 interchange. The vision for the **US 80 Special Planning Area** is “to create an office and commercial district with revitalized existing development and new office space along the highway. North of US 80 is revitalized commercial development and new office space to create a business district supporting small office and commercial development. South of US 80 is a premier office campus development located at the highly visible intersection of two major highways. New Class A office and retail is complemented by outdoor amenities that utilize existing natural features and serve the adjacent residential area.”

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 promotes the public health, safety, and welfare by allowing a light manufacturing use to occupy ~203,000 square feet building as the sole tenant.*

The interior improvements that will be made by the applicant will represent a significant investment in the area.

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

STAFF COMMENTS: *When the Lovett Industrial project was rezoned in 2023, City staff determined that the development was compatible with the Comprehensive Plan. While the project is not solely an office campus, it does provide Class A office space within a campus-style setting and includes substantial landscaping. The CUP does not detract from the vision for the Lovett Industrial development and will bring significant private investment and high-quality manufacturing jobs to the area.*

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

STAFF COMMENTS: *The proposed CUP supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by promoting private investment, economic growth, and job creation.*

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. Nearly completed Lovett Industrial development represents a significant investment in the area and will hopefully attract additional investment to the underutilized area to the east of the property.*

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

STAFF COMMENTS: *The immediate area to the northeast of the property has not seen any significant new development or redevelopment. The area to the south of US 80 is the recently completed Mesquite 635 project, which is very similar to the Lovett Industrial development. The Mesquite 635 site is fully occupied by General Dynamics' manufacturing facility and Frito-Lay's distribution center.*

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. The applicant anticipates that their largest shift will have ~125 employees while the site provides 185 parking spaces.*

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

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

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSIONS

ANALYSIS

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

ACTION

Should the Commission find that the request meets the criteria, a motion may be made to approve as submitted. As with all CUPs, the Commission may also include stipulations on the proposed use.

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 16, 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

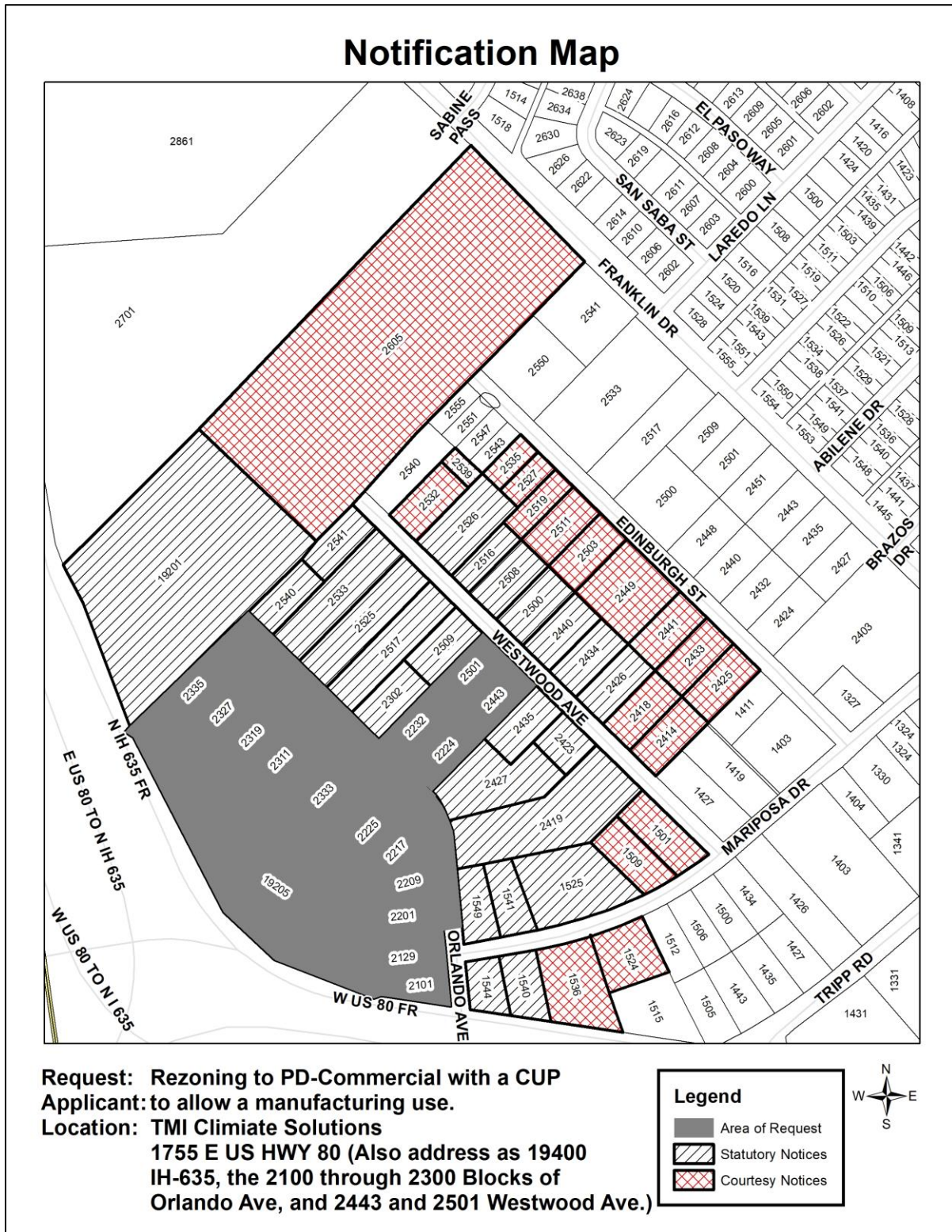
This aerial map shows an industrial site at 19205 W US 80, highlighted with a yellow boundary. The site is situated near a complex interchange of I-635 and I-80. Surrounding streets include Edinburg St, Westwood Ave, Mariposa Dr, Orlando Ave, and Santa Mariadr. The map also displays various lot numbers and road labels such as 'N IH 635 FR', 'E US 80 TO N IH 635', 'W US 80 TO S I 635', and 'RAMP 635 > GALLOWAY'.

Legend

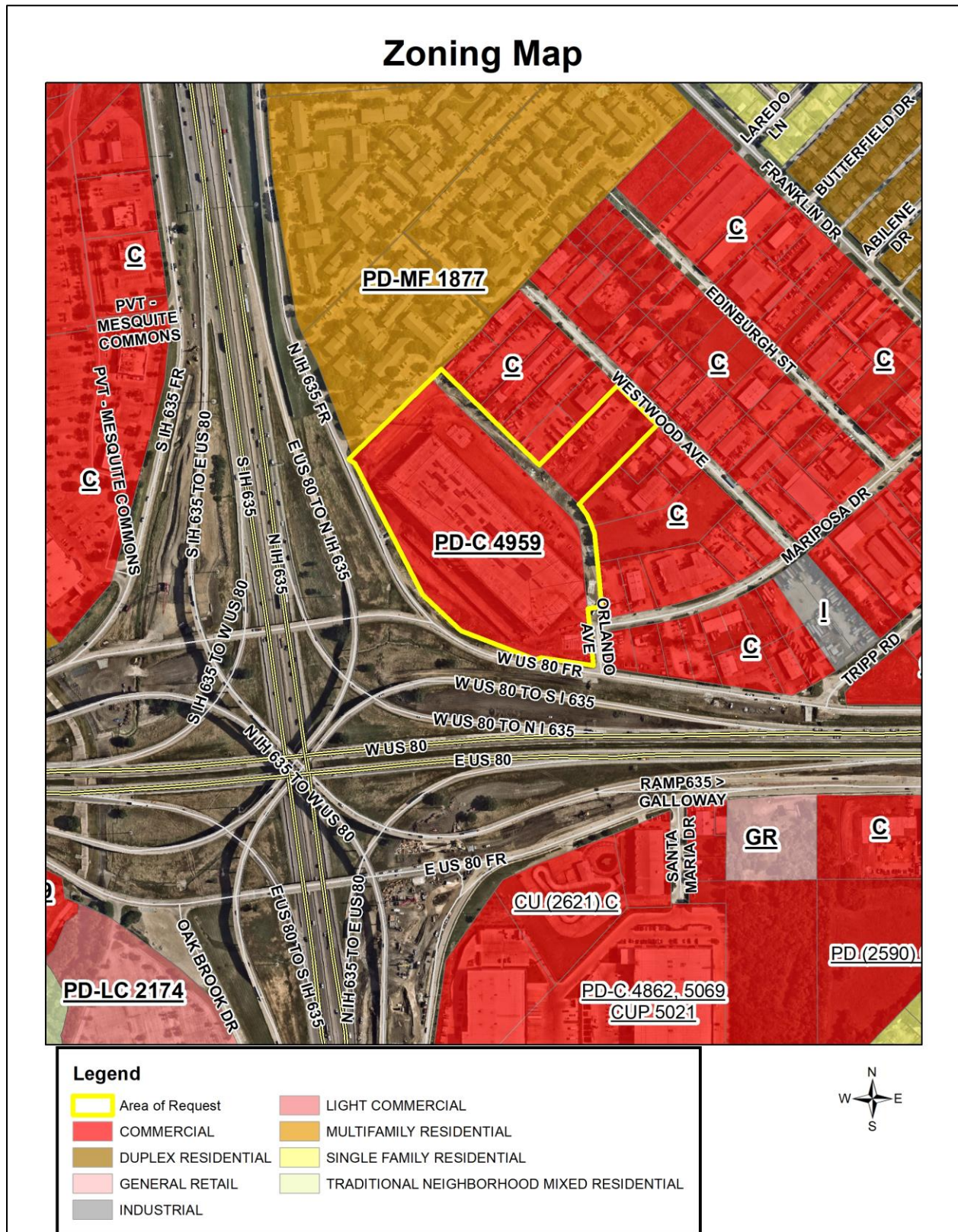
 Area of Request



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- | | |
|---|---|
|  Area of Request |  High Density Residential |
|  US 80 Special Planning Area |  Parks, Open Space, Drainage |
|  Medium Density Residential | |





Facing north along IH-635 service road



Facing east from IH-635 service road

Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30



Please print legibly. This application can also be completed online at [Civic Access](#).

Application Checklist

- ☒ Completed Application ☒ Statement of Intent and Purpose ☒ Zoning Exhibits A & B
☒ Owner Authorization (page 6) ☒ Application Fee*

**Fee will be assessed at time of application submittal (\$1,000/\$1,250).*

Property Information

General Location: Northeast corner of the 635 and Highway 80 intersection
Physical Address: 19205 LBJ Freeway City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in information below)
Subdivision: DANIEL TANNER ABST 1462 PG 6 Block: _____ Lot: _____

Applicant Information – The person filling out the application

First Name: Marco Last Name: Giglio
Phone Number: 514-836-7532 (applicant number) Email Address: mgiglio@tmclimatesolutions.com (applicant email)
Company Name: TMI Climate Solutions

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☒ No (If no, fill in information below)
First Name: Bennett Last Name: See
Phone Number: 713.212.1560 Email Address: Bennett.See@lovetindustrial.com
Mailing Address: 401 FRANKLIN ST STE 2555 City, State: Houston, Texas
(If different from physical address)
Zip Code: 77002

October 2024

CONTINUE TO NEXT PAGE

Page 1 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- ☐ AG – Agricultural ☐ R-1 – Single Family ☐ R-1A – Single Family ☐ R-2 – Single Family
☐ R-2A – Single Family ☐ R-3 – Single Family ☐ D – Duplex ☐ Multifamily (less than 25 units)
☐ Traditional Neighborhood Mixed Residential (TNMR)
☐ Other: N/A

Non-Residential Zoning Districts

- ☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use
☐ CB – Central Business ☐ SS – Service Station ☒ C – Commercial ☐ I – Industrial
☐ CV – Civic
☒ Other: PD for industrial business park

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

TMI manufactures premium-efficiency, high-quality custom and semi-custom air handling units, with a focus on the healthcare, pharmaceutical, and higher education HVAC markets. The production process begins with transforming sheet metal into panels that form the enclosure of the air handling units. These panels are foam-injected to provide thermal resistance and are then assembled to create the walls and ceilings of the unit. The floor consists of welded structural steel members, which are also insulated using spray-in-place foam to enhance thermal performance. Internal components for the air handling units are sourced from 3rd party vendors and installed by TMI during assembly. For units requiring exterior finishes, air-dried enamel or powder coating is applied in a dedicated paint booth. Once completed, the units are shrink-wrapped and transported by truck to the project site, ready for installation.

October 2024

CONTINUE TO NEXT PAGE

Page 2 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: Bennett See Phone Number: 713.212.1560

Address: 401 FRANKLIN ST STE 2555

Houston, Texas 77002

Email Address: bennett.see@lovettindustrial.com

Signed by:
Signature: Bennett See
D7608404FB53472...

Each property owner must complete a separate authorization form

October 2024

CONTINUE TO NEXT PAGE

Page 7 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Z

Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30

City of Mesquite, Texas
Conditional Use Permit Application

19205 LBJ Freeway

Conditional Use Standards

- 1) **Existing Uses:** That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The proposed use, of manufacture and assembly of custom and semi-custom air handling units is compatible with the industrial business park in which it is located. The operation will be conducted completely inside. It will not diminish property values within the immediate vicinity as any impacts of the use are consistent with those within the rest of the neighborhood.

- 2) **Vacant Properties:** That the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area.

The proposed use will occupy an infill development, currently in permitting and construction phases. The proposed will help to continue the normal and orderly development of the surrounding area and will also aid in allowing the location of a compatible use in the business park district.

- 3) **Services:** That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.

Applicant confirms that adequate utilities will be available to serve the proposed use. The site has access to Interchange 80.

- 4) **Parking:** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

The proposed use will employ approximately 250 people at peak employment, with the largest shift being approximately 125 employees. The site includes approximately 185 parking spaces, all allocated for the Applicant's use as the single tenant of the building. The Applicant's proposed use does not require keeping or storing any vehicles on site. Accordingly, the level of parking available for the use is adequate for the Applicant's needs.

- 5) **Performance Standards:** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

While no such impacts are expected from the proposed use, to the extent there is any significant increase in odors, dust, noise, fumes and/or vibration, the Applicant will take

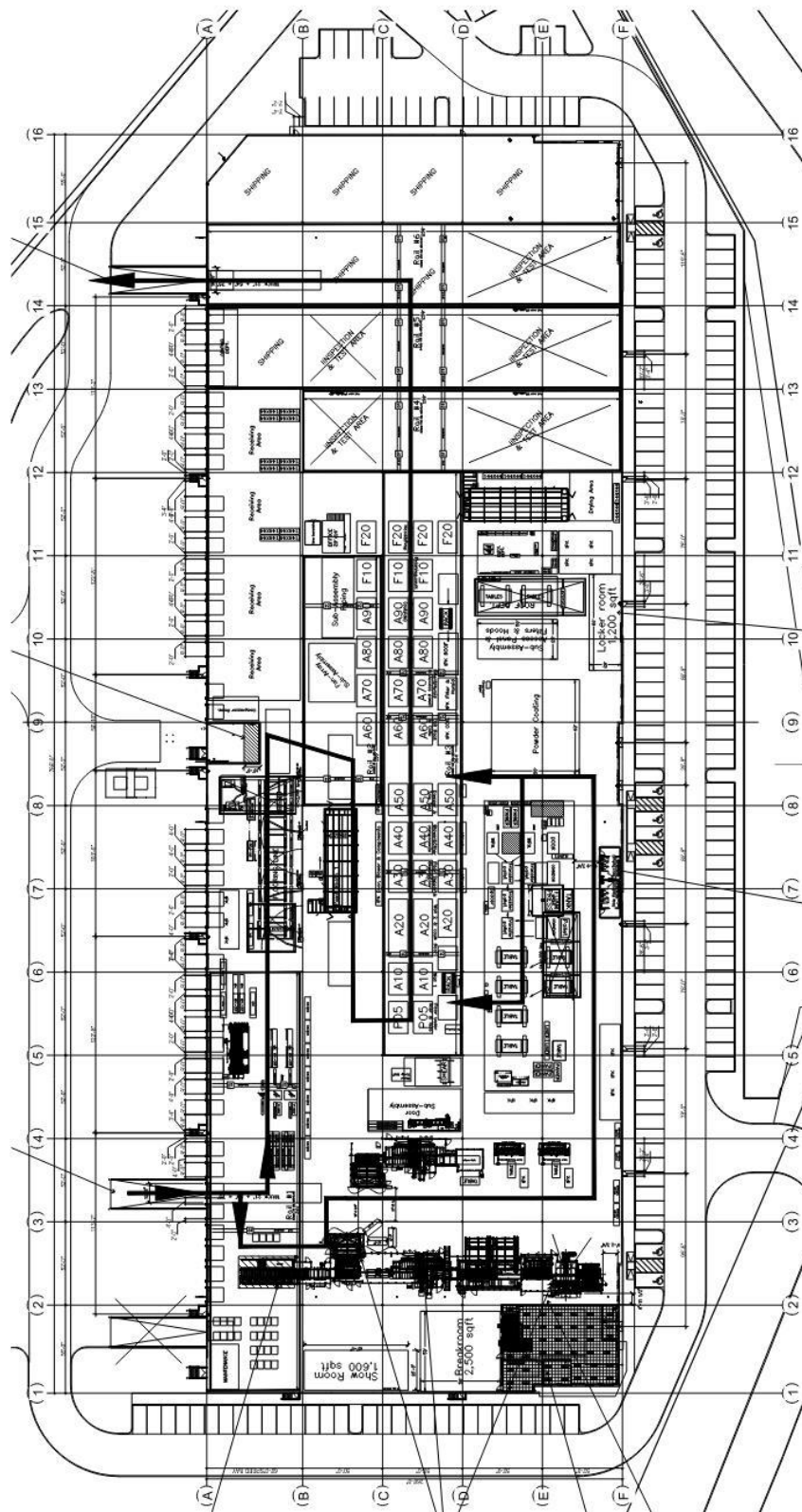
Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30

measures to ensure that such impacts are controlled and mitigated to an extent that they will cause no adverse impact to neighboring properties.

SITE DATA TABLE

The proposed conditional use is for the establishment of a manufacturing and assembly use in a building which is currently under construction by the developer and landlord, Lovett Industrial. Site data is available in the plans provided as part of the permit applications for the subject building.

Proposed Use	Manufacturing and assembly of air handling units, including cutting of metal sheets within a 203,169 square foot building
Existing Zoning District	Underlying C, commercial district; PD for industrial business park
Gross site area	Per permit plans, appx. 14.04 acres
Lot coverage	Per permit plans
Minimum height	Per permit plans
Required Landscape Area	Per permit plans
Parking spaces ratio by use	185 parking space for the building to be used exclusively by the proposed tenant and its employees
Parking spaces required	Per PD
Parking spaces provided	185
Percentage of open space	Per permit plans



Docusign Envelope ID: 4D886341-0BDA-4A16-92F0-C63B072D7C30

SITE PLAN



- Accessible parking will be provided as required.
- Not to scale
- Total of 186 Parking Spaces



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0925-0416
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 22, 2025
City Council: Monday, October 6, 2025

GENERAL INFORMATION

Applicant: SRB Mesquite, LLC
Requested Action: Rezone from Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to Planned Development – Commercial with Conditional Use Permit Ordinance No. 5162 within TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district.
Location: 1738 N. Town East Blvd (aka 3000 Town East Mall)

SITE BACKGROUND

Platting: Town East Mall Phase 2, Block A, Lot 1
Size: 18.66 acres
Zoning: C – Commercial
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
1966: Rezoned to C, Commercial
1996: Rezoned to C within TERRA overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
SOUTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
EAST:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
WEST:	R-1 Single Family TERRA Overlay with CUP	North Mesquite High School

CASE SUMMARY

The applicant is requesting a zoning change for the ~18-acre property at the southeast corner of North Town East Boulevard and IH-635, the site of the former Sears building, to allow for redevelopment. SRB Mesquite, LLC. (Elm Creek Investments), acquired the property in 2020 following Sears' closure with the long-term intent of redevelopment. The owner's development team, represented by Four Rivers, LLC, has been working with the City of Mesquite Economic Development staff on a development agreement.

The proposed plan includes creating several outparcels along the frontage for quick-service restaurants and retail uses, leasing most of the ground floor of the former Sears building to Main Event, which obtained a Conditional Use Permit in April 2025 for indoor recreation and arcade games, and exploring a partnership with the City to establish a conference center on the second floor, supported by a multilevel parking garage and future hotel. The Planned Development (PD) would allow the conference center and reception facilities, while a hotel would require a separate Conditional Use Permit. The PD also includes modifications to signage, parking, building height, and landscaping requirements.

MESQUITE COMPREHENSIVE PLAN

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

The Comprehensive Plan noted that "competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail across the country. Consideration should be made for changes in the market, and plans should be developed for Town East Mall and the surrounding area to evolve."

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD district.

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 public health, safety, and welfare by enabling infill commercial development on an underutilized parking area, supporting more efficient land use, and adding economic activity without negatively impacting adjacent properties. The proposed PD will also assist in the adaptive reuse of the former Sears building.*

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

Staff Comments: *The Comprehensive Plan acknowledges the shifting retail landscape due to online shopping and changing consumer preferences. Specifically, it calls for strategies to help the mall and surrounding area evolve, adapt to market trends, and maintain economic vitality. Redevelopment of the former Sears property will bring new investment and develop long-underutilized parking areas. The proposed PD also creates a framework for future uses such as a conference center and hotel, further supporting Town East Mall's evolution from a retail-focused destination to a mixed-use hub with entertainment, restaurant, retail, and hospitality options.*

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 strategic goal of a Vibrant Economy (Goal 4.1) by encouraging private investment, economic growth, and job creation through the redevelopment and adaptive reuse of a former big-box retail site and its underutilized parking area.*

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

Staff Comments: *The proposed PD will provide relief from the parking and landscaping requirements to avoid creating nonconformities when the property is redeveloped and subdivided to create the outparcels.*

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

Staff Comments: *The proposed PD provides relief from parking and landscaping requirements, which will help prevent the creation of nonconformities when the property is redeveloped and subdivided to create the proposed outparcels.*

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

Staff Comments: *In 2017, Dick's Sporting Goods was developed on the adjacent lot where the north entrance of Town East Mall was formerly located. In May 2025, a Conditional Use Permit was approved, allowing Main Event to occupy the bottom floor of the former Sears building.*

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 current Commercial zoning allows the proposed restaurant and retail uses and outparcels by right. However, according to the applicant, the redevelopment plan shown on the Concept Plan would not be feasible without modifications to the required parking and landscaping standards.*

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: *Utilities will need to be extended to serve the outparcels as the site redevelops. Public facilities in the area are adequate and can be extended by the developer. As a non-residential project, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will meet City access standards. A traffic impact analysis will be required at the site plan stage.*

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 greater public benefit than standard zoning by enabling redevelopment, as the proposed modifications to the development standards will make the project more feasible.*

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

Staff Comments: *The concept plan provides an opportunity for new development by converting underutilized parking into productive outparcels and allows for the adaptive reuse and redevelopment of the former Sears building. The proposed PD will include modified development standards regarding parking, landscaping, signage, screening, and building height.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed PD is consistent with the Mesquite Comprehensive Plan and meets the review criteria in Section 5-311(N.), warranting approval. It provides an opportunity for the adaptive reuse of the former Sears building while allowing the underutilized areas of the site to be redeveloped with new restaurant and retail uses.

ACTION

Should the Commission find that the request meets the applicable criteria, a motion may be made to approve the zoning change to Planned Development – Commercial, subject to Exhibits A (Legal Description), B (Development Standards), C (Concept Plan), and D (Sign Concepts). As with all PDs, the Commission may also include stipulations as part of its motion to approve.

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 16, 2025, no property owner notices have been returned.

CODE CHECK

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

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit B Planned Development Standards
8. Exhibit C Concept Plan
9. Illustrative Landscape Concept Plan
10. Exhibit D Sign Concept

ATTACHMENT 1 – AERIAL MAP

Aerial Map



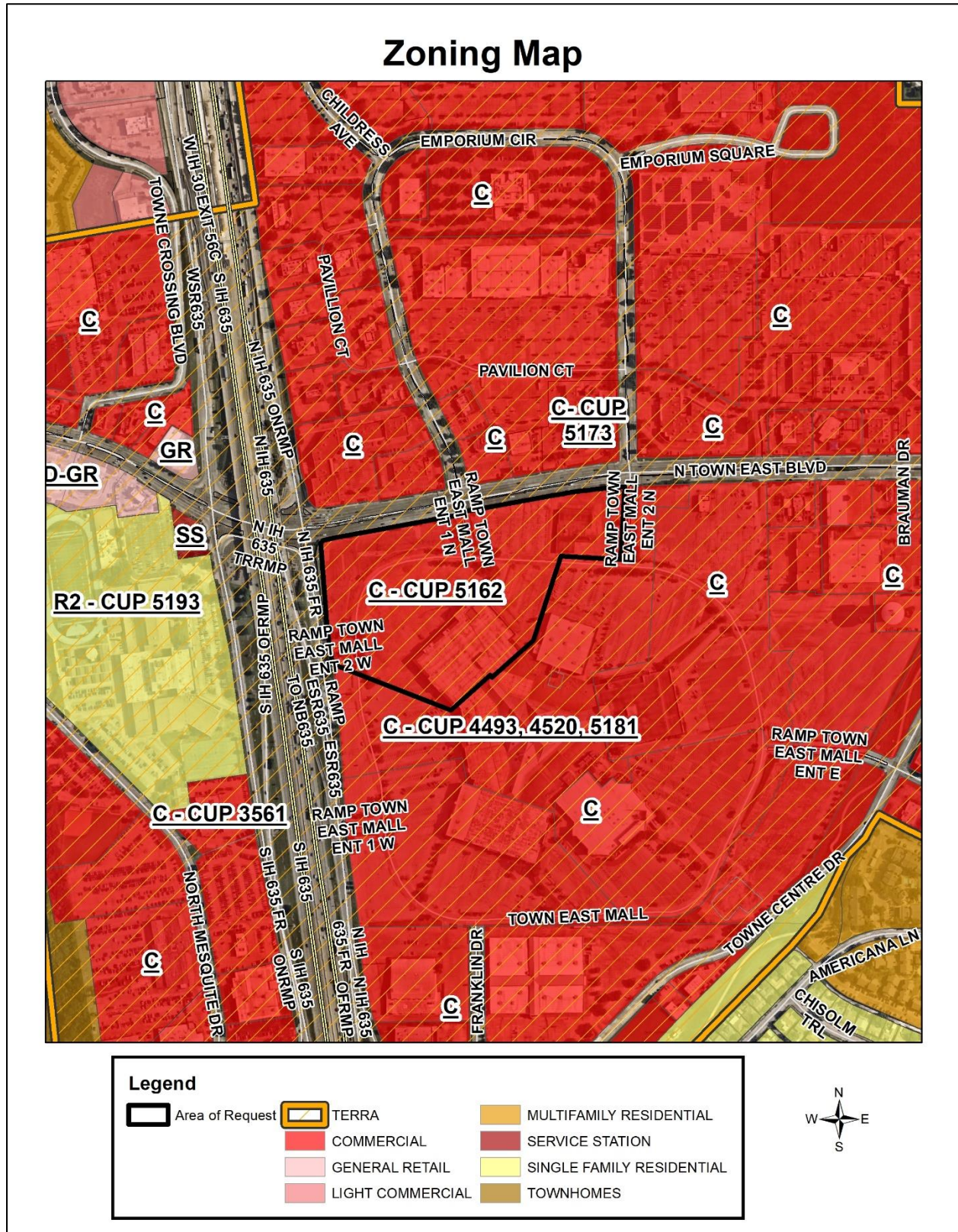
Request: Rezoning to PD-Commercial
Applicant: SRB Mesquite LLC
Location: 1738 N. Town East Blvd (3000 Town East Mall)



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

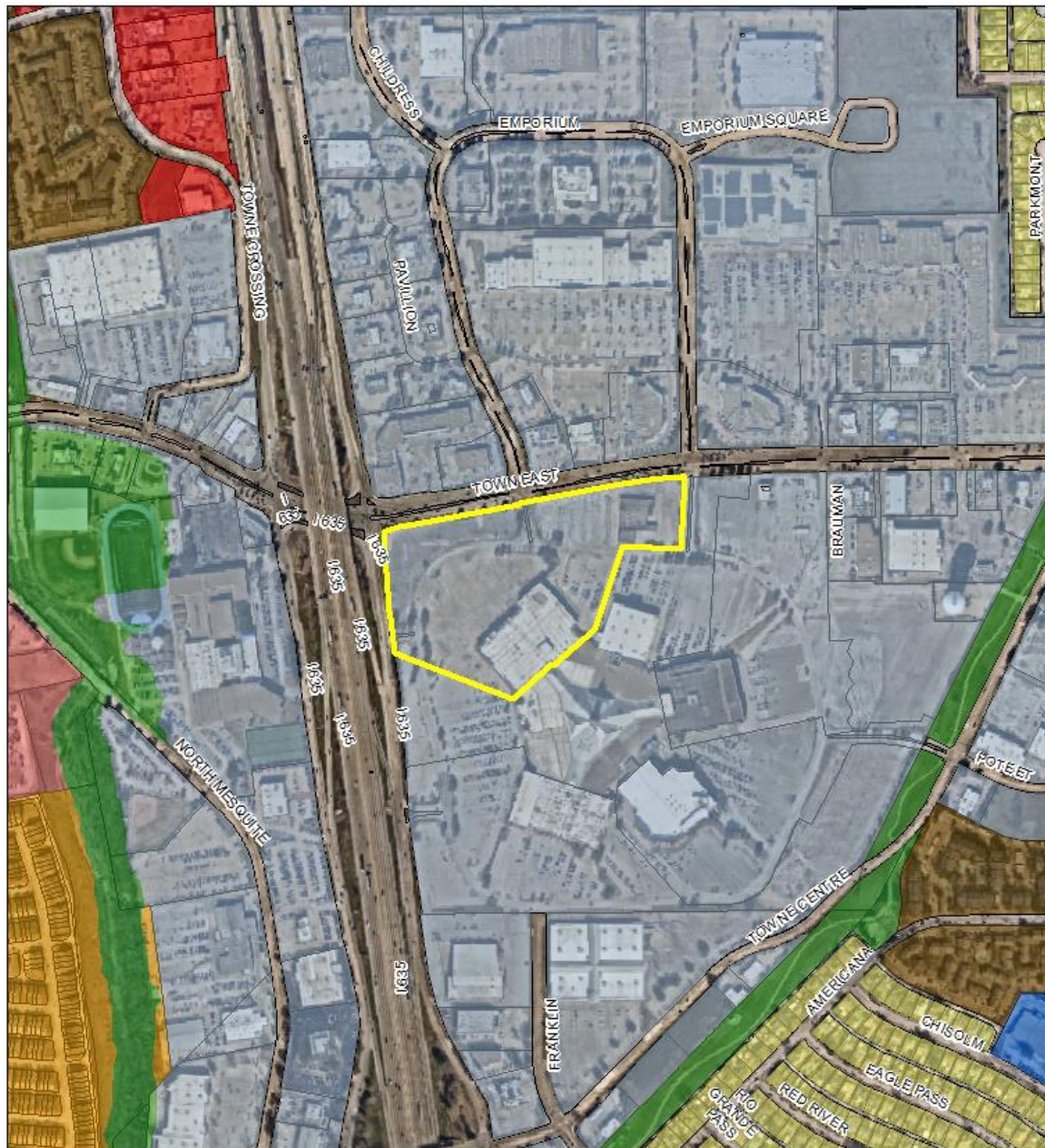


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- | | | |
|---------------------------------|----------------------------|-----------------------------|
| Area of Request | Medium Density Residential | Regional Retail |
| Town East Special Planning Area | High Density Residential | Public/Semi-Public |
| Low Density Residential | Neighborhood Retail | Parks, Open Space, Drainage |



ATTACHMENT 5 – SITE PHOTOS



Former Sears Building



Facing East along Town East Blvd

STATEMENT OF INTENT & PURPOSE

Sears Town East PD

300 Town East Mall
(Former Sears Property)

SRB Mesquite, LLC (SRB), is the owner of the former Sears & Robuck property at Town East Mall, an approximate 18.67 acre tract of land that is part of the Final Plat of Town East Mall. SRB intends to redevelop the property. The first phase of the redevelopment will be to remodel the Sears building to accommodate a number of uses including retail, restaurant and entertainment. This PD request pertains to the overall Sear property. The subject property is located at southeast corner of IH-635 and Town East Blvd. The Sears building is currently vacant and the interior of the building is currently undergoing selective demolition to make way for new tenants. The property is described as Lot 1, Block A of the Final Plat of Town East Mall.

The Sears property along with the balance of the Town East Mall tract is currently zoned “C - Commercial” and is within the TERRA Overlay District. The proposed uses for the property will include uses currently allowed under the current “C” zoning and TERRA Overlay, plus some additional uses such reception facilities, a parking garage and governmental or municipal sponsored uses. As well as other uses allowed within the current zoning designation such as a hotel and hair salons with the approval of a Conditional Use Permit.

Additionally, the landscaping will be increased significantly on the overall 18 acre site. The new Out-Parcels will meet the landscape requirements stated in the MZO (10% of the site area). We are proposing that the remaining Sears lot be landscaped at 5% of the site area so as to not eliminate necessary parking. However, landscaped public amenity spaces & pedestrian circulation pathways will be included in that 5%.

As related to parking, the new Out-Parcels will self-park in accordance with the MZO. We are proposing that the maximum number of parking spaces required for all uses that occupy the existing Sears building to be 400 spaces after the redevelopment work is complete. If a CUP is approved for the Hotel, a parking garage would be added in conjunction with the Hotel to provide parking for the Hotel. Also, it is important to note that the Sears parcel has cross-access for parking on the adjacent Mall property which will provide additional parking spaces for the Sears property redevelopment.

Also, based upon the development’s location at northeast corner of IH-635 and Town East Blvd., there appears to be adequate infrastructure in place for transportation/traffic, water, wastewater and stormwater drainage.

ATTACHMENT 6 – APPLICATION MATERIALS

Docusign Envelope ID: BA4EF278-BDD9-452E-BEB3-9EA29D68DCB0



Please print legibly. This application can also be completed online at the [Civic Access portal](#).

Application Checklist

- ☒ Completed Application ☒ Statement of Intent and Purpose ☒ Zoning Exhibits A, B, & C
☒ Owner Authorization (page 6) ☒ Application Fee* (\$1,500 + \$15 per acre) ← To be sent via overnight delivery

**An additional fee may apply if a change to the Comprehensive Plan is required.*

Property Information

General Location: Southeast Corner of Town East Blvd. & IH-635
Physical Address: 300 Town East Mall City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)
Subdivision: Town East Mall Block: A Lot: 1

Applicant Information – The person filling out the application

First Name: Steve Meier Last Name: Meier
Phone Number: (214) 632-9611 (contact: Steve Meier) Email Address: steve@scm-development.com
Company Name: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☒ No (If no, fill in the information below)
First Name: Karl Last Name: Williams
Phone Number: (972) 977-3374 Email Address: karlw@elmcreekinvestments.com
Mailing Address: 4514 Cole Avenue Suite 1220 City, State: Dallas, TX
(If different from physical address)
Zip Code: 75205

April 2020

CONTINUE TO NEXT PAGE

Page 1 of 9

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Docusign Envelope ID: BA4EF278-BDD9-452E-BEB3-9EA29D68DCB0

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- ☐ AG – Agricultural ☐ R-1 – Single Family ☐ R-1A – Single Family ☐ R-2 – Single Family
☐ R-2A – Single Family ☐ R-3 – Single Family ☐ D – Duplex ☐ Multifamily (less than 25 units)
☐ Traditional Neighborhood Mixed Residential (TNMR)
☐ Other: _____

Non-Residential Zoning Districts

- ☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use
☐ CB – Central Business ☐ SS – Service Station ☒ C – Commercial ☐ I – Industrial
☐ CV – Civic
☐ Other: _____

Amending Planned Development

Ordinance Number(s): _____

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

- ☐ AG – Agricultural ☐ R-1 Single Family ☐ R-1A Single Family ☐ R-2 Single Family
☐ R-2A Single Family ☐ R-3 Single Family ☐ D – Duplex ☐ Multifamily (less than 25 dwelling units)
☐ Multifamily (more than 25 dwelling units) ☐ Attached Dwellings (3-plex/4-plex)
☐ Zero Lot Line Dwelling ☐ Townhouse Dwellings ☐ Attached Dwellings (3-plex/4-plex)
☐ Patio Home ☐ Mobile Home Parks ☐ Traditional Neighborhood Mixed Residential (TNMR)
☐ Other: _____

Planned Development Non-Residential Zoning Districts (Base Zoning)

- ☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use
☐ CB – Central Business ☐ SS – Service Station ☒ C – Commercial ☐ I – Industrial
☐ CV – Civic
☐ Other: _____

April 2020

CONTINUE TO NEXT PAGE

Page 2 of 9

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Docusign Envelope ID: BA4EF278-BDD9-452E-BEB3-9EA29D68DCB0

Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

You may use separate or additional sheets

1. Proposed Uses:

a. All uses currently allowed in the "C" Zoning and the TERRA Overlay.

b. Conference Centers, Resecption Facilities, Multi-level Parking Garage.

c. These uses would be allowed vua a CUP: Limited Service Hotel, Major Reception Facility within a Hotel.

2. Existing Uses: Vacant. Proposed Zoning: No change to the Base Zoning or Land Use is being requested.

3. The property is currently developed as a Sears Department Store & Auto Service Center, but both buildings are vacant.

4. No residential uses are proposed

5. The Comp Plan describes this area (The Town East Special Planning Area" as the largest center of retail in Mesquite. The requested rezoning (PD) complies with the Comp. Plan in that it will enhance the ability for the property to be redeveloped with a variety of dining, recreation and experiential attractions and will bring activity & foot traffic at varying times of the day.

In summary, the proposed PD is consistant with the goals and reccomendations of the Mesquite Comprehensive Plan, supporting adaptive reuse, experiential development, and the transformation of the currently vacant Sear property into a more dynamic and vibrant area.

6. The PD will allow a lesser landscape coverage on the remaining Sears property after the re-plat to create the new Out-Parcels,

However, these new Out-Parcels will provide the landscape coverage currently required by the MZO (10% of the lot area). The remaining open space on the Sears lot (the total lot area minus the Sears Footprint) will only be required to have a 5% landscape coverage. So the overall development of the new Out-Parcels & the redevelopment of the remaining Sears parcel will include more that 53,000 sf of landscaped areas as compared to the current landscaped area of less that 10,000 sf.

Also, this PD would requires the new Out-Parcels to be self-parked to the current parking code, but it would allow the Sears building area to be parked at a lesser ration due to the availability of shared parking with the adjacent Mall property.

April 2020

CONTINUE TO NEXT PAGE

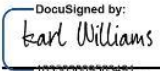
Page 3 of 9

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Docusign Envelope ID: BA4EF278-BDD9-452E-BEB3-9EA29D68DCB0

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

Property Owner: Karl Williams Phone Number: (972) 977-3374
Address: 4514 Cole Avenue Suite 1220
Dallas, TX 75205 Email Address: karlw@elmcreekinvestments.com
Signature:  103000009505481...

Each property owner must complete a separate authorization form

April 2020

CONTINUE TO NEXT PAGE

Page 8 of 9

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Exhibit A – Development Standards

This Planned Development - Commercial (“PD-C”) district within the TERRA Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“MZO”), as amended, and adopts Commercial (“C”) District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT “C”** (“Concept Plan”), and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. **Land Uses.** The permitted uses on the PD-C district property include the permitted uses in the C District classification and Town East Restaurant Retail (“TERRA”) Overlay District as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.b. below.

a. Any land use requiring a Conditional Use Permit (“CUP”) in the C Zoning District or TERRA Overlay District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.c. below. The following uses will require a CUP within this PD-C district:

- i. Beauty Salons
- ii. Barber Salons
- iii. General Service Hotel
- iv. Limited Service Hotel

b. Any land use prohibited in the C Zoning District and TERRA Overlay District, as amended, is also prohibited unless permitted in subsection 1.c. below. The following uses are also prohibited:

- i. SIC Code 40: Railroad Passenger Terminal
- ii. SIC Code 61: Alternative Financial Institutions
- iii. SIC Code 593: Used Merchandise
- iv. SIC Code 593a: Pawnshops
- v. SIC Code 5947: Gift, Novelty, Souvenir Shops
- vi. SIC Code 5993: Tobacco Stores
- vii. SIC Code 5999g: Paraphernalia Shops
- viii. SIC Code 753 Auto Repair Shops
- ix. SIC Code 754 Auto Services

c. The following uses are permitted on the PD-C district property:

- i. SIC Code 6512: Conference Center (Limited to Lot 1)
- ii. Reception Facility b. Major Reception Facilities within a Conference Center and/or Hotel (Limited to Lot 1)
- iii. Multilevel parking garage
- iv. Any governmentally and/or municipally sponsored uses

ATTACHMENT 7 – DEVELOPMENT STANDARDS

- v. Drive through lanes and related equipment and outdoor seating areas associated with any restaurant as an accessory use.
- 2. **Development Standards.** In addition to the requirements of the MZO, the planned development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan (such as building placement and lot sizes) 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.
 - b. **Cross Access.** A cross access easement shall be provided between abutting lots within the PD-C district property. Cross access easements are not required to be platted and may be dedicated via separate instrument.
 - c. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO with the following modifications:
 - i. For all the outparcels 1-7, as shown on the Concept Plan, one (1) parking space for each 250 square feet of gross floor area shall be provided for retail, restaurant, and service uses.
 - ii. The maximum number of parking spaces required for the gross floor area within the existing building improvements (i.e. former Sears building, identified as Parcel 1 on the Concept Plan) existing as of the date hereof within the PD-C district property shall be 400 parking spaces without regard to the uses being conducted within such existing gross floor area. The following uses shall provide additional parking beyond the 400 parking spaces:
 - 1. A conference center shall have 100 additional parking spaces.
 - 2. The minimum parking requirement for a hotel shall be 0.5 parking spaces for each hotel room.
 - 3. The required parking for the conference center and hotel shall be provided through a multilevel parking garage.
 - iii. Off-site parking. Required parking for a use may be provided on a separate lot not within the PD-C district property; provided, an easement over the off-site parking facilities in favor of the premises to be benefited thereby shall be granted and recorded in Dallas County records as a condition of such use.
 - iv. The entire PD-C district property is considered one lot for purposes of required parking, and uses with compatibly overlapping or mutually exclusive hours may share parking spaces.
 - v. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
 - d. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:

- i. One (1) monument sign with a 5' maximum height and maximum of 100 square feet of face area (on each side) is permitted on each lot contemplated by the Concept Plan.
 - ii. Two (2) new multi-tenant Pylon Signs with a 35-foot maximum height and a maximum of 250 square feet each are allowed at the existing Main Mall Entrance Drives from Town East Blvd. & the IH-635 Frontage Road. Signs permitted by this subsection may advertise any business located within the PD-C district, regardless of individual lot lines, without being considered off-premises (billboard) signage.
 - iii. One (1) single user Pylon Sign with a 25' maximum height and a maximum of 100 square feet of face area (on each side) is permitted on the street frontage of each lot contemplated by the Concept Plan.
 - iv. One (1) "Welcome" sign shall be installed by the developer located at southeast corner of Town East Blvd. & the IH-635 Frontage Road. The sign shall have architectural design and material consistent with the freestanding sing permitted in this ordinance. After installation and acceptance, the City of the Mesquite will maintain the Welcome sign. The sign shall be placed in a maintenance easement dedicated to the City of Mesquite.
 - v. An assortment of Directional Signs are permitted on each lot contemplated by the Concept Plan to direct traffic flow.
 - vi. Free standing signs shall be consistent with the designs as shown in Exhibit D.
- e. **Screening.**
- i. Screening for roof-mounted units shall be incorporated with the building facade.
 - ii. Drive-through lanes located between the building and the right-of-way will need to be screened from the right-of-way by a 4-foot evergreen hedge row.
- f. **Building Height.** Maximum building height for a hotel is nine (9) stories or 135 feet.
- g. **Landscaping.** The landscaping shall comply with the following stipulations:
- i. The Outparcels 1-7, as shown on the Concep Plan, shall comply with Section 1A of the MZO.
 - ii. Parcel 1, as shown on the Concept Plan, shall comply with Section 1A of the MZO, except that the minimum required landscaping shall be 5% of the lot. The minimum size at installation for all required landscape trees for Parcel 1 shall be 4-inch caliper.
 - iii. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and 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 illinoienis

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

3. **Amenities.** A minimum of four (4) amenities from the list below must be installed within the PD-C district. To obtain credit, all standards must be met. All proposed amenities shall be identified on the final Site Plan for the PD-C district property. All amenities may be installed in phases in conjunction with the phased development of the PD-C district property.

a. Bicycle parking.

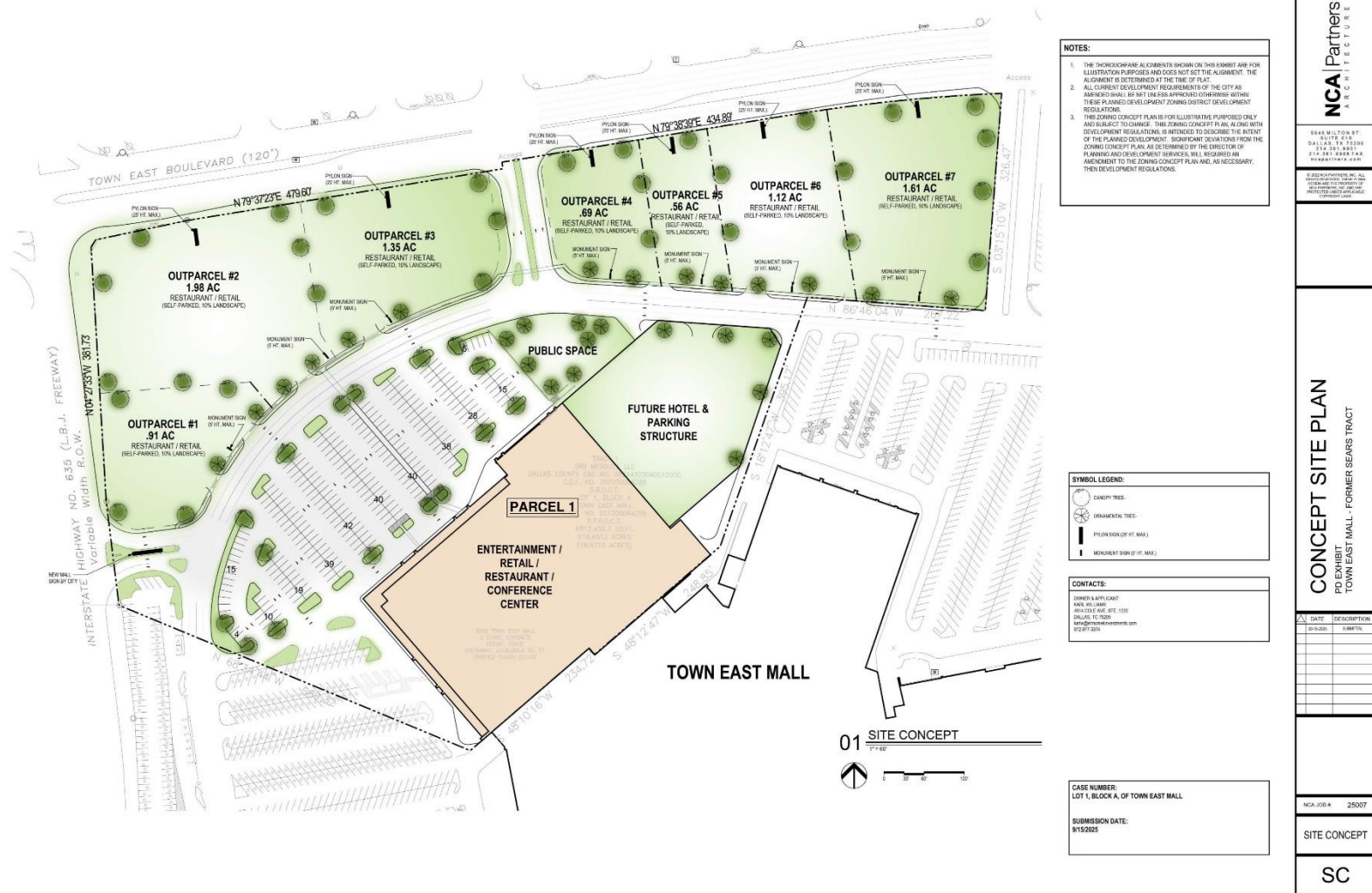
- (1) A minimum of two (2) bicycle parking spaces or 5% of the required off-street parking spaces shall be provided, whichever is greater, up to a maximum of ten (10);
- (2) Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
- (3) Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
- (4) Lockers and racks shall be securely anchored to the pavement or a structure;
- (5) Racks shall be designed and installed to support the bicycle upright by its frame in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;
- (6) Areas containing bicycle parking shall be surfaced with impervious surface;
- (7) When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director of Planning and Development to be unnecessary; and
- (8) Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 300 feet walking distance from the main entrance, but shall not interfere with pedestrian movements or accessible routes.

b. Pedestrian Seating.

- (1) A minimum of one permanent pedestrian seating feature (such as a bench) shall be provided for each 500 linear feet of sidewalk/trail, or a fraction thereof; Pedestrian seating which is provided at building entrances do not count towards fulfilling this requirement;
- (2) Each pedestrian seating feature shall provide a minimum of three (3) seats and shall not interfere with pedestrian movements;

ATTACHMENT 7 – DEVELOPMENT STANDARDS

- (3) All pedestrian seating used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings;
 - (4) All pedestrian seating shall be maintained by the property owner; and
 - (5) All pedestrian seating shall be made of a minimal maintenance material such as stone or a concrete product.
- c. Enhanced pavement materials. Enhanced pavement materials shall be provided at all vehicular access points from public right-of-ways into the PD-C district property and at all pedestrian crossing locations on the interior of the PD-C district property. Enhanced pavement may be in the form of brick pavers, stamped and stained concrete with the appearance of hand laid units, or other material as approved by the Director of Planning and Development.
- d. Public gathering space. In the approximate location and size shown on the Concept Plan subject to approval by the City Manager or their designee.
- e. Outdoor dining area.
 - (1) An outdoor dining area, including dining tables and seating, located mostly or completely outside shall be provided. The total outdoor dining area shall not be less than 10% of the gross floor area of the applicable business; and
 - (2) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director of Planning and Development to be unnecessary.
- f. Art feature.
 - (1) An art feature may include a monument, sculpture, mural, or any artistic display. The art feature must have clear identification indicating its status as art (creator, dedication, year, materials, etc.);
 - (2) The art feature shall be located where it is highly visible and accessible to the public; and
 - (3) The art shall be maintained in good order for the life of the principal structure.
- g. Other. Other amenities may be allowed as approved by the Director of Planning and Development.





RENOVATION SEARS SHELL - TOWN EAST MALL

LANDSCAPE SCHEMATIC DESIGN

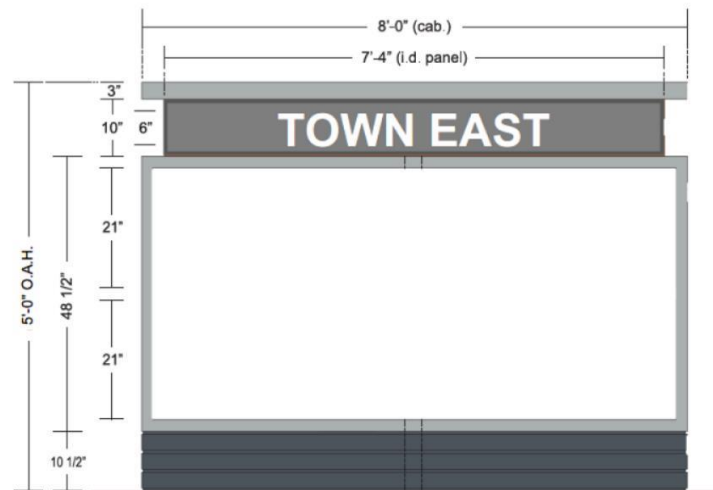


SCALE: 1" = 50'-0"

ATTACHMENT 10 – EXHIBIT D – SIGN CONCEPTS



25' Single Tenant Pylon Sign Concept



5' Single Tenant Monument Sign Concept