

PLANNING AND ZONING DIVISION

**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)

#### PLANNING AND ZONING ACTION

Decision: On September 22, 2025, the Planning and Zoning Commission recommended

approval of the request by a vote of 7-0.

#### 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):

# ZONINGEXISTING LAND USENORTH:PD- Multifamily (Ord. 1877)Falltree ApartmentsEAST:C - CommercialUndeveloped / Outdoor StorageSOUTH:C - CommercialUS Highway 80 / Go Cart & Batting Cages / Mesquite 635WEST:C - CommercialInterstate 635 / Retail Businesses

#### CASE SUMMARY

The applicant, <u>TMI Climate Solutions</u>, 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 semicustom 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 campusstyle 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.

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.

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 October 13, 2025, Staff has received one notice in favor and one notice in opposition from within the statutory notification area, as well as one notice in opposition from the courtesy notification area.

#### **ATTACHMENTS**

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

#### **ATTACHMENT 1 – AERIAL MAP**

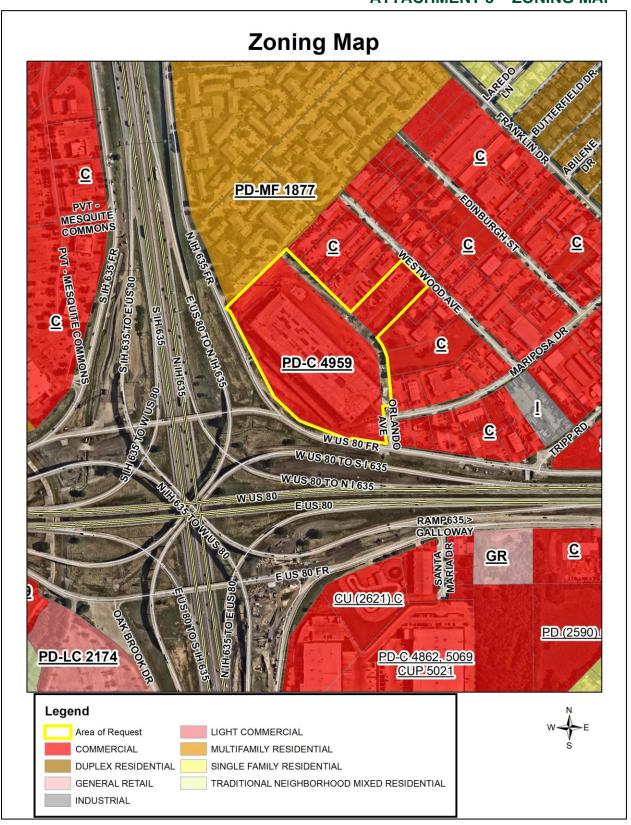
# **Aerial Map** W US 80 FR WUS 80 TO S 1 635 WUS 80 TO N I 685 W US 80 E US 80 RAMP635 > GALLOWAY Request: Rezoning to PD-Commercial with a CUP Legend Applicant: to allow a manufacturing use. Area of Request **Location: TMI Climiate Solutions** 1755 E US HWY 80 (Also address as 19400 IH-635, the 2100 through 2300 Blocks of

Orlando Ave, and 2443 and 2501 Westwood Ave.)

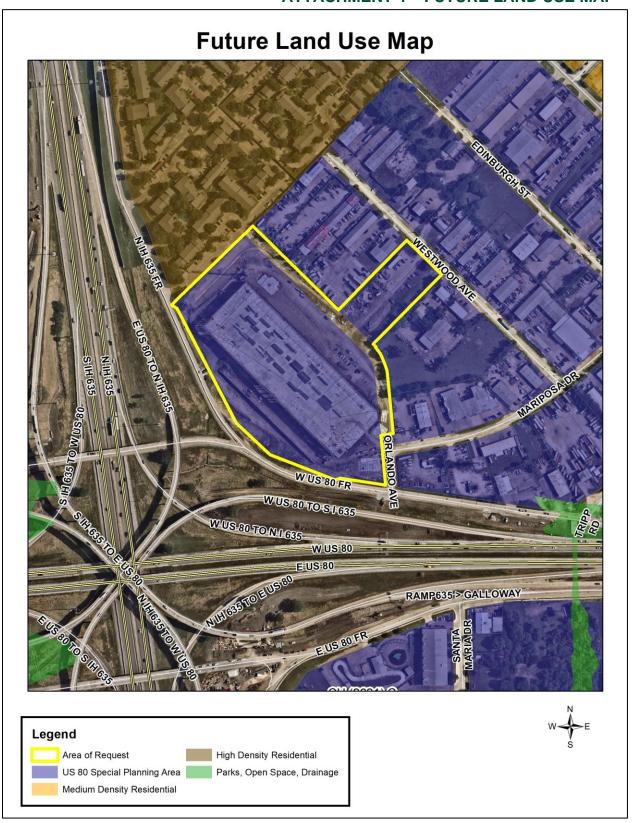
#### **ATTACHMENT 2 – PUBLIC NOTIFICATION MAP**



#### **ATTACHMENT 3 - ZONING MAP**



#### **ATTACHMENT 4 - FUTURE LAND USE MAP**





Facing north along IH-635 service road



Facing east from IH-635 service road

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Т	E	X	A	S.	City of Mesquite Conditional Use Permit
Rea	al. T	exas.	Flav	or.	Packet

Real. Texas. Flav Please print legibly			ompleted online	at Civic Access.
8 5 8				
Application C				
☑ Completed Application ☑ Statement of Intent and Purpose ☑ Zoning Exhibits A & B				
Owner Authoriz	ation (page 6)	Application F	ee*	
	*Fee will be as	sessed at time of	application submi	ittal (\$1,000/\$1,250).
Property Info	rmation			
General Location:	General Location: Northeast corner of the 635 and Highway 80 intersection			
Physical Address:	19205 LBJ Freev	vay C	City, State: Meso	quite, Texas
Zip Code:	75150			
Platted:	<b>⊙</b> Yes <b>○</b>	No (If yes, fill in i	nformation below)	
Subdivision:	DANIEL TANNEI	R ABST 1462 PG €	Block:	Lot:
Applicant Info	ormation –	Γhe person filling	out the applicati	on
First Name:	Marco		Last Name: Giç	glio
Phone Number:	514-836-7532 (a	applicant number)	_ Email Address:	mgiglio@tmiclimatesolutions.com (applicant email)
Company Name:	TMI Climate Soluti	ons		
Property Own	er(s) Inform	nation – The c	owner of the prop	erty listed as physical address
Same as Applicant	: OYes	O No (If no	, fill in information b	pelow)
First Name:	Bennett		Last Name: Se	e
Phone Number:	713.212.1560		Email Address:	Bennett.See@lovettindustrial.com
Mailing Address: (If different from phys	401 FRANKLIN Sical address)	ST STE 2555		City, State: Houston, Texas
Zip Code:	77002			
October 2024	C	CONTINUE	TO NEXT P	AGE Page 1 of 8

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#### **ATTACHMENT 6 - APPLICATION MATERIALS**

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## Requested Action

Existing district classification	ition: (Select all that apply	)	
	Residential Zo	ning Districts	
AG – Agricultural	R-1 – Single Family	R-1A – Single Family R-2 -	<ul> <li>Single Family</li> </ul>
R-2A – Single Family	R-3 – Single Family	D – Duplex	s than 25 units)
☐ Traditional Neighborhoo	od Mixed Residential (TNMR	)	
Other: N/A	0400		
	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 bus	siness park		
description of each. 3. Address how the requirement of the second of the	quested conditional use perincy, high-quality custom and semi	Ill active businesses on the mit complies with the Mesquite custom air handling units, with a focus in process begins with transforming she	Comprehensive Plan.
90 MARK 2017 VIN AMERICA OF THE	1000 W 10230 1000 W	am-injected to provide thermal resistan	25 59 7000-00
		ed structural steel members, which are	
	20 MG MG MG	onents for the air handling units are so	
		terior finishes, air-dried enamel or power	
dedicated paint booth. Once comp	leted, the units are shrink-wrapped	d and transported by truck to the projec	t site, ready for installation.
October 2024	CONTINUE TO	NEXT PAGE	Page <b>2</b> of <b>8</b>

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Planning and Zoning Department Prepared by Garrett Langford, AICP

#### **ATTACHMENT 6 - APPLICATION MATERIALS**

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Address how the request meets the approval criteria in <u>Section 5-303</u> of the Mesquite Zoning Ordinance, outlined below.

- 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.
- 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.
- 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.
- 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.
- 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.

You may use a separate sheet if necessary.

Items 1-5 above have been reviewed and aknowleged. Applicants opinion is that their use of the property aligns with all of these
expectations and requirements. TMI along with building ownership have accounted for services, parking, and performance standards
in the already permitted design of the shell building and overall site plan. TMI plans to be a good neighbor and community particpant
adding approximately 250 jobs over the coming years. See attached, individual responses to standards in Exhibit B-1.

October 2024

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#### 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:	Burnett Su	20	

Each property owner must complete a separate authorization form

October 2024

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

City of Mesquite, Texas Conditional Use Permit Application

19205 LBJ Freeway

#### **Conditional Use Standards**

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.

 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.

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 offstreet 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

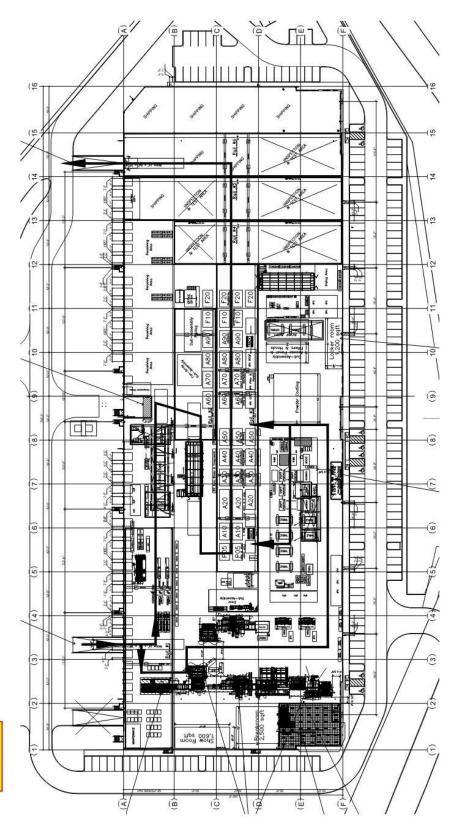
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measures to ensure that such impacts are controlled and mitigated to an extend that they will cause no adverse impact to neighboring properties.

#### 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		





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#### SITE PLAN





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



### RECEIVED

SEP 1 8 2025

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

PLANNING AND ZONING

LOCATION:

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.)

FILE NUMBER:

Z0925-0415

APPLICANT:

TMI Climate Solutions

REQUEST:

From: Planned Development (PD) - Commercial Ordinance NO. 4959

To: PD - Commercial Ordinance NO. 4959 with a Conditional Use Permit

The requested Zoning Change would allow a manufacturing use (SIC Code 3585) for the production of HVAC and air-handling units and equipment. Additional information about the request is available online at <a href="https://www.cityofmesquite.com/zoningcases">www.cityofmesquite.com/zoningcases</a>.

A list of permitted uses for each zoning district is available on the City's website at <a href="https://www.cityofmesquite.com/1250/Zoning-Ordinance">www.cityofmesquite.com/1250/Zoning-Ordinance</a>. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

#### LEGAL DESCRIPTION

Being a 12.782-acre tract of Land situated in the Daniel Tanner Survey, Abstract No. 1462

#### **PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, <u>September 22, 2025</u>, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, October 20, 2025, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

#### DEDLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on September 19th be included in the Planning and Zoning Commission presentation and by 5 pm on September 26th to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

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

Zoning Case: Z0925-0415

I am in favor of this request

Address of Noticed Property:

Owner Signature:

Name: (required)

Name: (required)

Noticed Property:

Owner Signature:

Owner Sign

Please respond by returning to:

PLANNING DIVISION GARRETT LANGFORD CITY OF MESQUITE PO BOX 850137 MESQUITE TX 75185-0137

#### ATTACHMENT 7 - RETURNED NOTICES



RECEIVED

SEP 1 8 2025

PLANNING AND ZONING

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

LOCATION:

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.)

FILE NUMBER:

Z0925-0415

APPLICANT: **REQUEST:** 

TMI Climate Solutions

From: Planned Development (PD) - Commercial Ordinance NO. 4959

PD - Commercial Ordinance NO. 4959 with a Conditional Use Permit

The requested Zoning Change would allow a manufacturing use (SIC Code 3585) for the production of HVAC and air-handling units and equipment. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at <a href="https://www.cityofmesquite.com/1250/Zoning-Ordinance"><u>www.cityofmesquite.com/1250/Zoning-Ordinance</u></a>. Please note that the City Council may approve modified development standards and/or a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

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Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

#### REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on September 19th to be included in the Planning and Zoning Commission presentation and by September 29th, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form. By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0925-0415

More information is available at:

www.cityofmesquite.com/ZoningCases

Address of Owner Signature:

Ottwell 5 Con RC Ottwell Ja 1419-27 Maryosa, 2435 Westwood

Comments:

Please respond by returning to:

PLANNING DIVISION GARRETT LANGFORD CITY OF MESQUITE PO BOX 850137 MESOUITE TX 75185-0137

#### ATTACHMENT 7 - RETURNED NOTICES



#### RECEIVED

OCT 0 6 2025

CITY OF MESOUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

PLANNING AND ZONING

LOCATION:

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.)

FILE NUMBER:

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A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zon Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the diffe district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential y the one requested is for a residential use or vice versa.

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(Complete and return)

Do not write on the reverse side of this form. By signing the form, I declare I am the owner or authorized agent of the property at the address written below. RICHARD KINGSLEY Zoning Case: Z0925-0415 Name:(required) 516 WEST Wood I am in favor of this request Address of Noticed Property: I am opposed to this request Owner Signature: Reasons (optional):

Please respond by returning to:

PLANNING DIVISION GARRETT LANGFORD CITY OF MESOUITE PO BOX 850137 MESQUITE TX 75185-0137