

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):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD– 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

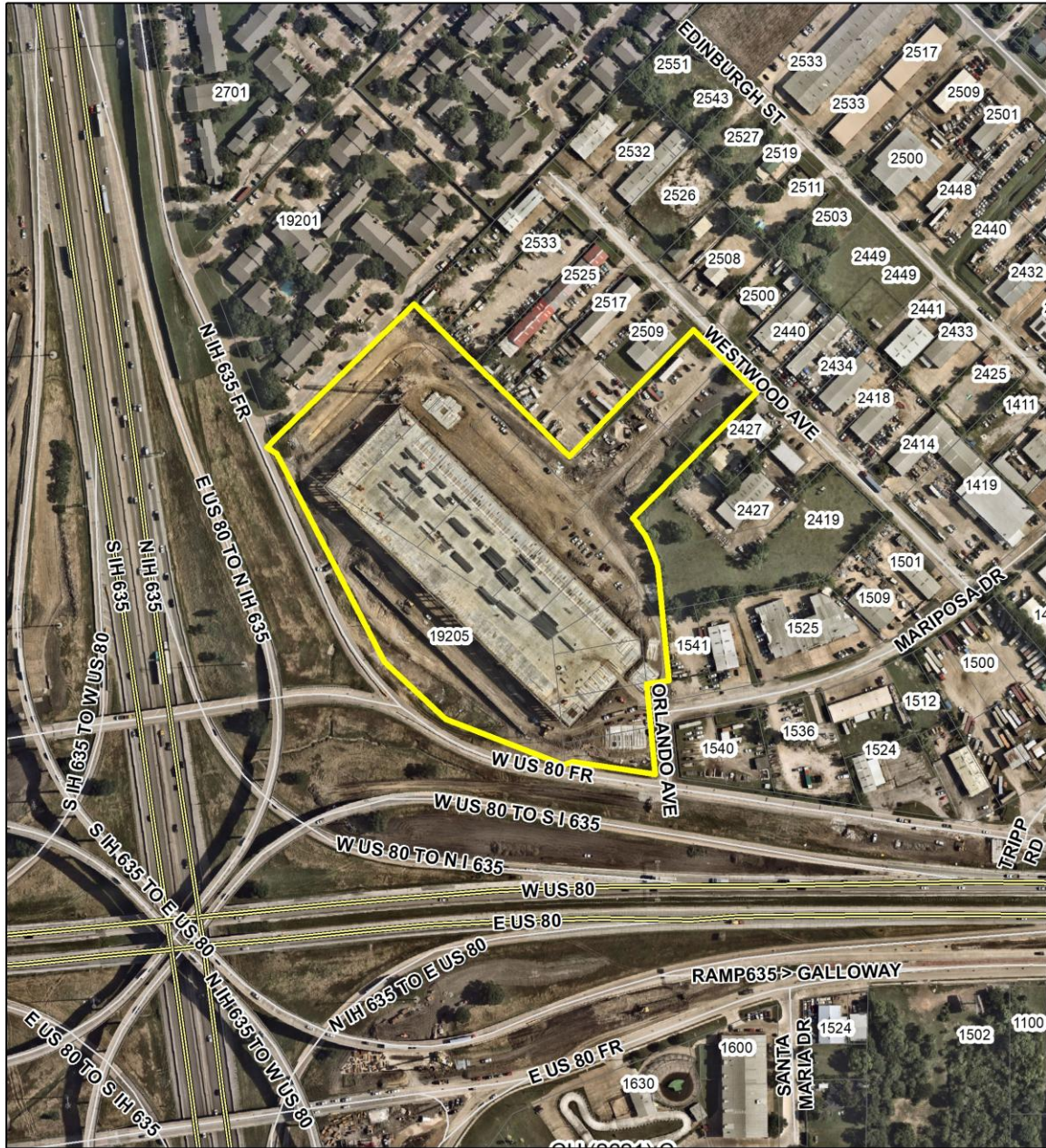
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of October 13, 2025, Staff has received one notice in favor and one notice in opposition from within the statutory notification area, as well as one notice in opposition from the 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



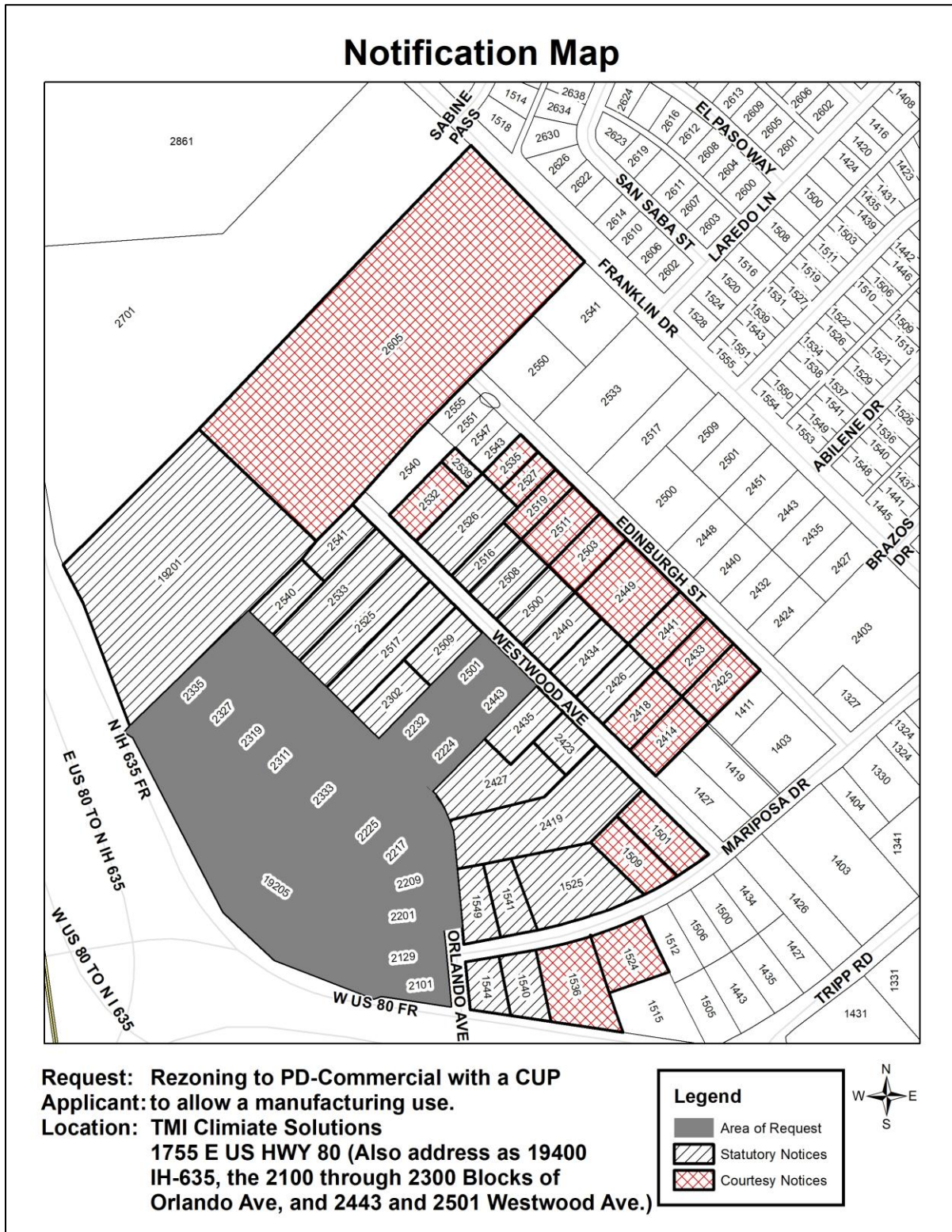
Request: Rezoning to PD-Commercial with a CUP
Applicant: to allow a manufacturing use.
Location: TMI Climate Solutions
1755 E US HWY 80 (Also address as 19400
IH-635, the 2100 through 2300 Blocks of
Orlando Ave, and 2443 and 2501 Westwood Ave.)

Legend

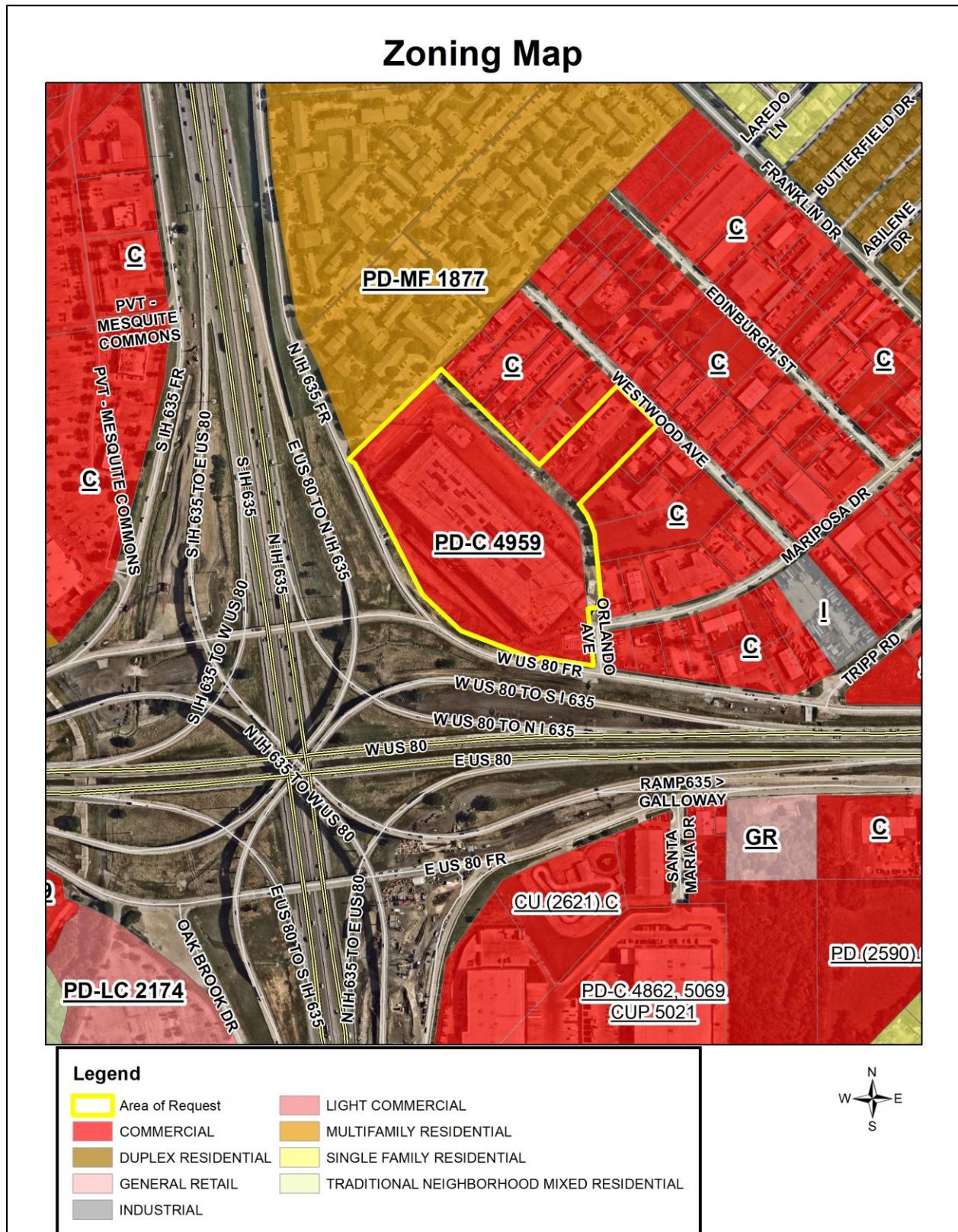
 Area of Request



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

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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

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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.

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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: Bennett See
D7608404FB53472...

Each property owner must complete a separate authorization form

October 2024

CONTINUE TO NEXT PAGE

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Z

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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

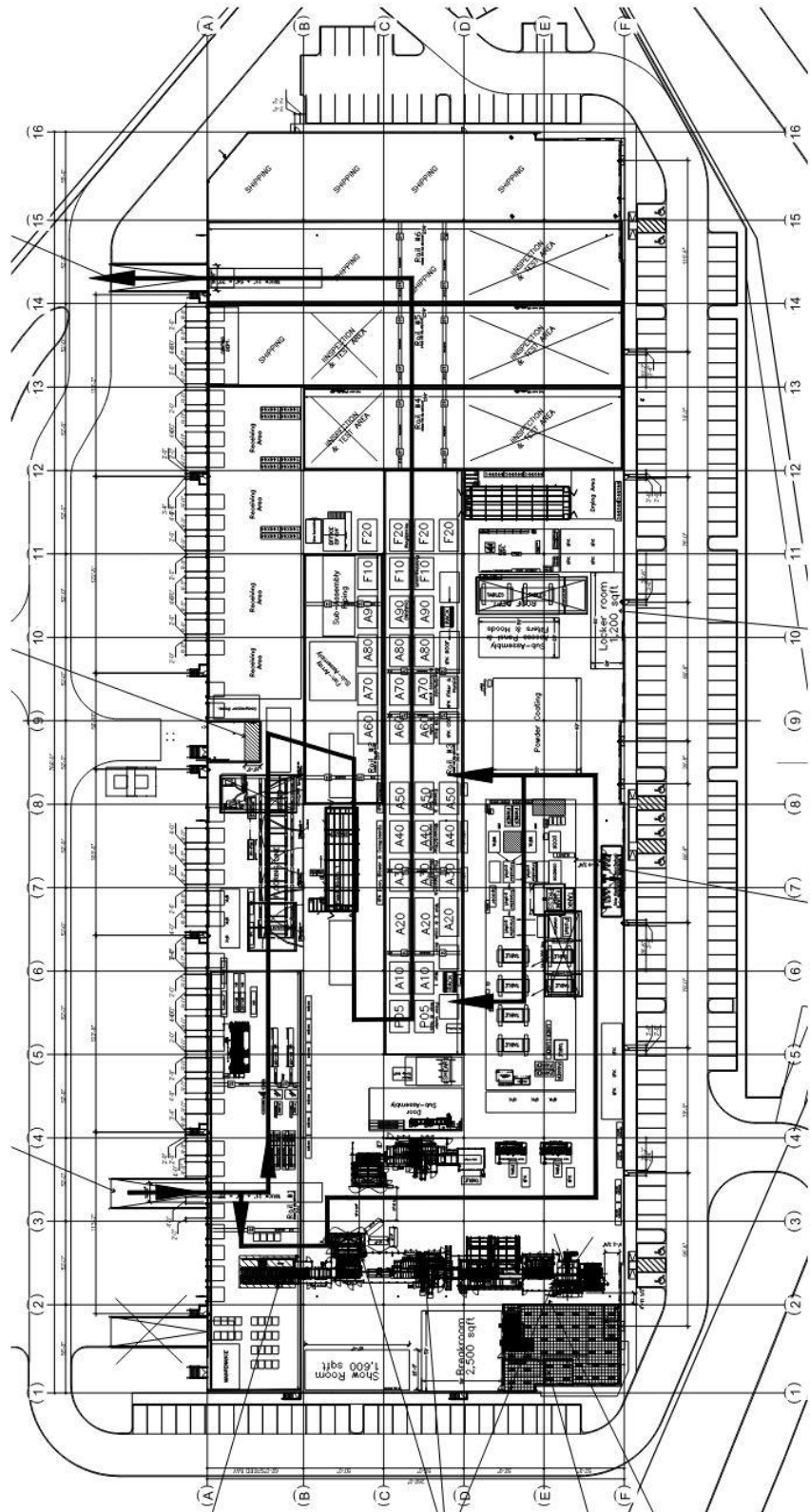
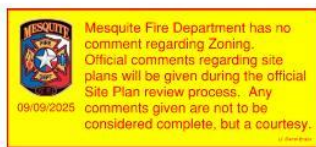
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measures to ensure that such impacts are controlled and mitigated to an extent that they will cause no adverse impact to neighboring properties.

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



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SITE PLAN



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



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SEP 18 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
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: 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 www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. 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, **September 22, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on 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.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **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)

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

I am in favor of this request

I am opposed to this request ☒

Name:(required)

Address of

Noticed Property:

Owner Signature:

OTwell 5 Co. R C OTwell Jr
1419-27 Marissa + 2435 Westwood
R C OTwell Jr Date: 9-16-25

Reasons (optional):

allow all Conditional limits or None

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



RECEIVED
SEP 18 2025
PLANNING AND ZONING

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

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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/Zoning-Ordinance. 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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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

Name:(required)

Address of

Noticed Property:

Owner Signature:

Ottwell's Co. RC Ottwell Jr

1419-27 Memphis, 2435 Westwood

RC Ottwell Jr Date: 9-16-25

Comments:

allow all Conditional Permits or None

Please respond by returning to:

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



RECEIVED

OCT 06 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

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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.

Zoning Case: Z0925-0415

I am in favor of this request ☒

I am opposed to this request ☐

Name:(required)

Address of

Noticed Property:

Owner Signature:

Richard Kingsley

2516 WESTWOOD

Richard Kingsley

Date: 9/29/25

Reasons (optional): _____

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