

FILE NUMBER: Z0725-0405
REQUEST FOR: Zoning Change and Comprehensive Plan Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 28, 2025
City Council: Monday, August 18, 2025

GENERAL INFORMATION

Applicant: City of Mesquite

Requested Action(s):

1. A Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area.
2. A change of zoning for the properties described in the location section from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) classification.

Location: All properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west (Attachment 1).

PLANNING AND ZONING ACTION

Decision: On July 28, 2025, the Planning and Zoning Commission, by a vote of 6-1 (Commissioner Cumby dissenting), recommends approval of the proposed Zoning Map Amendment and Comprehensive Plan Amendment Z0725-0405.

SITE BACKGROUND

Platting:	N/A
Size:	~268 Acres
Current Zoning:	Central Business District, Commercial, General Retail, Single Family Residential, Industrial
Future Land Use:	Commercial and Downtown Special Planning Area
Zoning History:	(Does not include Conditional Use Permits or Planned Developments) 1951: Annexed into City of Mesquite & zoned Residential 1964: Rezoned to Commercial and Central Business 2006: Adoption of the Military Parkway-Scyene Overlay District

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Industrial, Office, General Retail	Office, retail and industrial uses
SOUTH:	R-3, Single Family Residential	Single family homes, undeveloped land
EAST:	R-3, Single Family Residential	Single family homes, undeveloped land, Mesquite High School
WEST:	N/A	IH-635

CASE SUMMARY

The City of Mesquite is requesting a Comprehensive Plan amendment and a Zoning Map amendment to implement the newly adopted Downtown Mesquite (DM) Special Purpose Zoning District. The proposed changes apply to approximately 268 acres of land encompassing the historic downtown core and adjacent properties, generally bounded by McKinney Avenue to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack Street to the west. The rezoning also includes all properties with frontage along Military Parkway and W. Scyene Road between IH-635 and S. Carmack Street.

This action follows the adoption of Zoning Text Amendment ZTA 2025-02, which created the DM District and its subdistricts: DM-Core (DM-C), DM-Mixed-Use (DM-MU), and DM-Edge (DM-E). The new zoning framework replaces outdated classifications—including Central Business, various Commercial and General Retail zones, and the Military Parkway–Scyene Corridor Overlay—and implements a form-based approach to encourage walkability, reinvestment, and a mix of uses. Concurrently, the City proposes amending the Future Land Use Map to designate the affected area as “Downtown Special Planning Area” to reflect the area’s strategic importance and guide long-term redevelopment.

The proposed rezoning will create legal nonconforming uses. A legal nonconforming use is one that was lawfully established under the zoning regulations in effect at the time but has since become inconsistent with current zoning requirements due to a change in zoning regulations or district boundaries. Under the MZO, legal nonconforming uses may continue as long as they are not expanded, intensified, or changed to a different nonconforming use. If a nonconforming

use is intentionally discontinued for six consecutive months or more, the right to operate that use is considered abandoned and cannot be resumed. The MZO also regulates nonconforming structures and sites, providing a framework for how they may be maintained, repaired, or potentially rebuilt if damaged—subject to current standards.

In addition to local regulation, Section 211.019 of the Texas Local Government Code offers further protections to property owners and lessees impacted by zoning changes. If a municipality requires the cessation of a legal nonconforming use, it must either (1) compensate the owner or lessee for direct costs and loss in market value, or (2) allow continued operation of the use until those losses are recovered. The law establishes clear procedures for notification, remedy selection, appeal to the board of adjustment, and judicial review, with the burden of proof placed on the municipality. This provision requires that local governments consider the financial impact of terminating nonconforming uses and reinforces the right of continued use unless there is intentional abandonment or imminent threat to public safety. As it was indicated in the public notices, the City is **not** proposing to stop any legal nonconforming uses.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Commercial with Corridor Development

The *Mesquite Comprehensive Plan* designates the subject property as Commercial with Corridor Development. Commercial land uses generally include retail, hotels, restaurants, big box retailers, and personal services. This category supports office uses, with developments in this category being larger and more intense than those in the Neighborhood Retail category. Corridor Development focuses on developments that are highly visible, have a high quality, and cater to highway traffic. Land use types in this category include restaurants, retail, and entertainment.

Proposed Future Land Use Designation: Downtown Special Planning Area

The vision for the Downtown Special Planning Area is to create a revitalized, pedestrian-friendly town square and commercial center that reflects Mesquite's history and community character. It aims to promote economic development, enhance public spaces, and encourage new amenities and land uses that support a vibrant, walkable downtown. Strategies for the Downtown Special Planning Area:

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

MESQUITE ZONING ORDINANCE

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

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

Staff Comments: The proposed comprehensive plan amendment is for the area west of N. Carmack St along Military Parkway and Scyene Blvd to IH-635. Putting this area into Downtown Special Planning Area recognizes the importance of the Military Parkway and Scyene Blvd corridor as a gateway in the City's Downtown area. The proposed amendment is consistent with the Comprehensive Plan and supports implementation of the Downtown Special Planning Area vision to revitalize and intensify downtown development through pedestrian-oriented, mixed-use zoning.

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

Staff Comments: Changing development trends and increased demand for reinvestment in the downtown core support the need to revise both zoning and the future land use designation. Recent planning efforts and infrastructure investments demonstrate that the character and condition of the area have evolved, warranting this amendment to align regulatory tools with current and future needs.

SEC. 5-309. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

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

STAFF COMMENTS: The DM District zoning promotes compact, walkable, and mixed-use development patterns that support a vibrant downtown while encouraging reinvestment, economic activity, and improved public spaces.

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

STAFF COMMENTS: The amendment is a direct implementation of the Downtown Special Planning Area in the Comprehensive Plan and reflects community engagement and Council direction.

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

STAFF COMMENTS: This rezoning supports City Council's goals related to downtown revitalization, housing variety, and economic development. More specifically the proposed amendment is aligned with City Council Strategic Goals.

4.2 Develop a long term and land use plan for Military Parkway

4.4 Continue emphasis on Downtown Revitalization

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

STAFF COMMENTS: Some nonconformities will be created with the proposed amendment. Auto related uses such as auto repair and auto dealership, some of which are already nonconforming, will become nonconforming. Per MZO and state law, a use that becomes nonconforming as a result of a zoning change may continue as a nonconforming use. The proposed amendment does not include any action to close a nonconforming use.

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

STAFF COMMENTS: The subdistrict approach ensures compatibility by assigning zoning designations based on context and adjacency. For example, the three subdistricts provide a transition in development form and land uses, ranging from more suburban-style development near IH-635 to more urban-style development in the Main Street area.

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

STAFF COMMENTS: Downtown Mesquite is experiencing renewed investment and interest. The rezoning supports these trends and provides the regulatory framework to guide them constructively.

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: Existing zoning classifications are outdated and insufficient to support current downtown planning goals. The proposed DM District provides clearer standards and more appropriate tools for development and reinvestment.

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

STAFF COMMENTS: Public infrastructure and services are available or can be extended to serve future development. Site-specific utility upgrades will be addressed during the development review process when new development occurs.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed Comprehensive Plan and Zoning Map amendments represent a coordinated strategy to facilitate the revitalization of Downtown Mesquite. The adoption of the DM Special Purpose District via ZTA 2025-02 created a modern, flexible zoning framework that aligns with community goals for a vibrant, walkable, and mixed-use downtown. Rezoning the affected properties and updating the Future Land Use Map ensures consistent implementation of this framework.

The current zoning does not reflect the City's long-term vision for the downtown area and contains regulatory inconsistencies that impede redevelopment. By contrast, the DM District and its subdistricts provide tailored standards for building placement, land use, signage, and streetscape that support a high-quality urban environment. The proposed amendments were

informed by robust public engagement and technical analysis and are aligned with the Mesquite Comprehensive Plan and the Downtown Special Planning Area vision.

RECOMMENDATIONS

Staff finds that the proposed Comprehensive Plan amendment and zoning map amendment satisfy the approval standards in Sections 5-307.M. and 5-309.N. of the MZO and recommends that the Planning and Zoning Commission forward a recommendation of approval to the City Council.

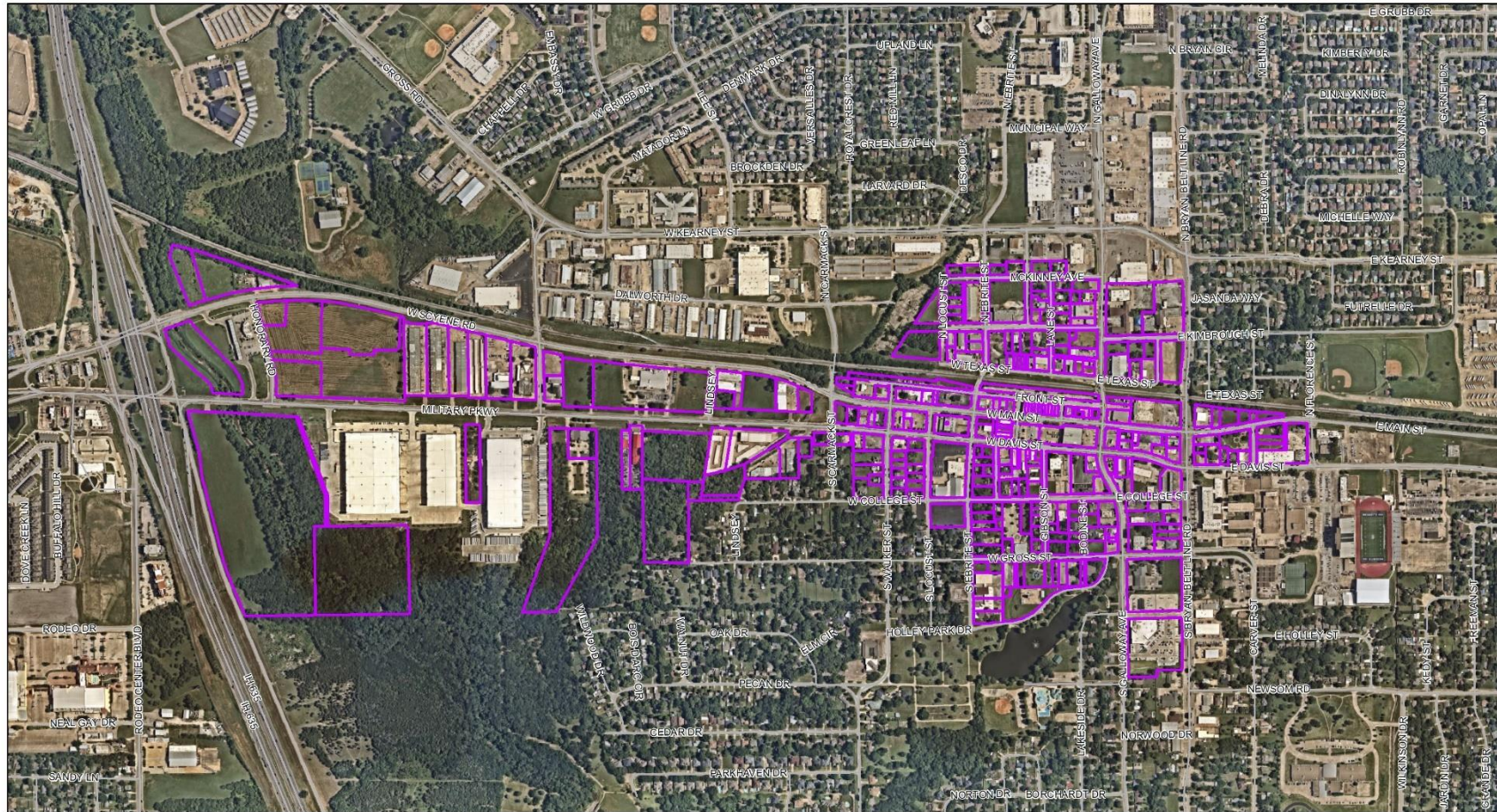
PUBLIC NOTICE

Staff mailed notices to all property owners, business personal property owners, tenants within the proposed rezoning area, and to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 4, 2025, Staff has received three responses in favor and one in opposition from the statutory notice area. Staff has received one response in favor and six in opposition from the property owners, tenants, or business owners subject to the proposed rezoning.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Proposed Zoning Map
6. Current Nonconforming Uses
7. Possible Nonconforming Uses
8. Returned Public Notice

Aerial Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405



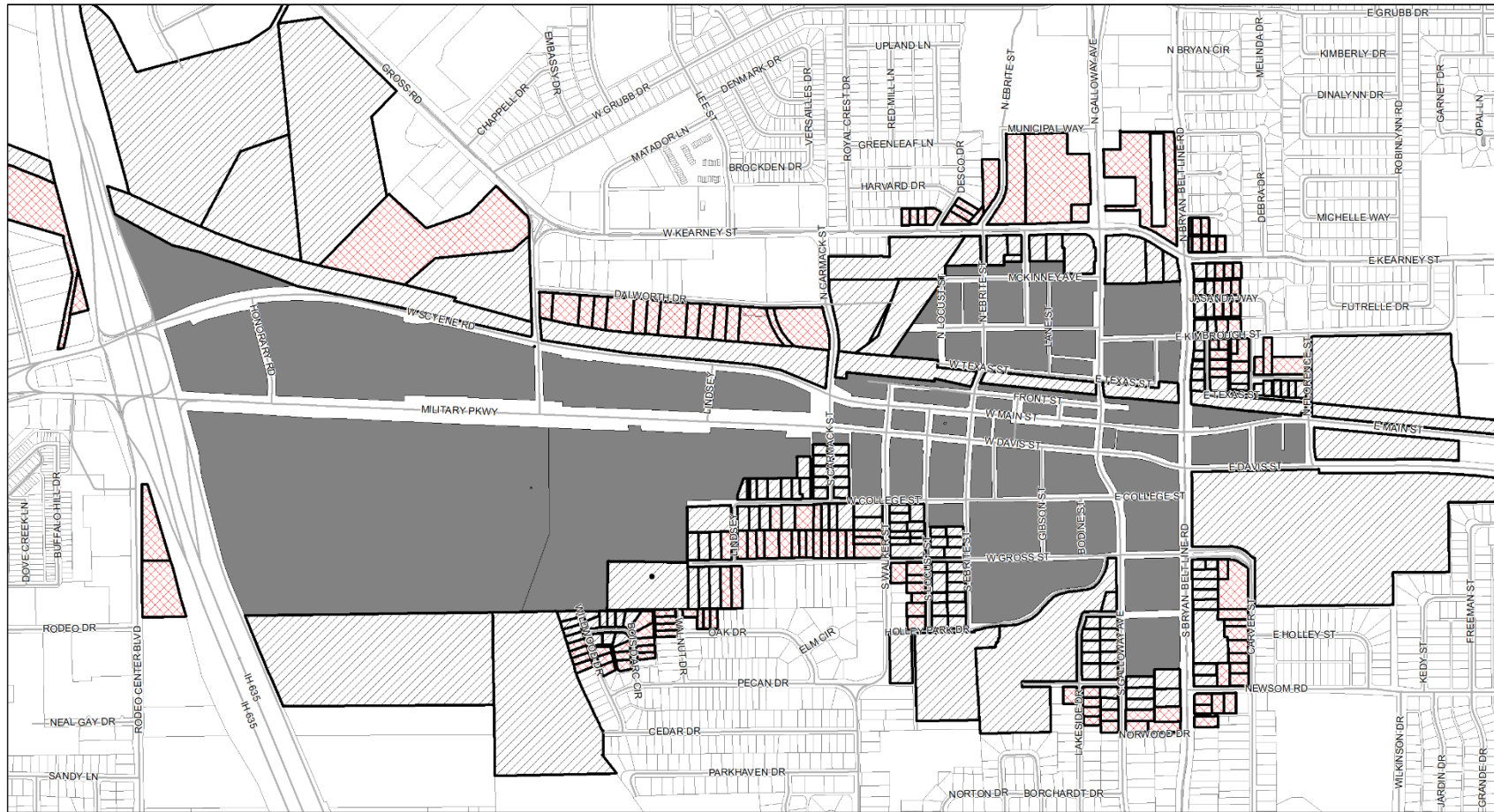
DT Mesq Zoning

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
Path: Q:\Planning\Economic Development\Downtown Zoning Map\Exhibit A.mxd

0 0.1 0.2 Miles



Notification Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405



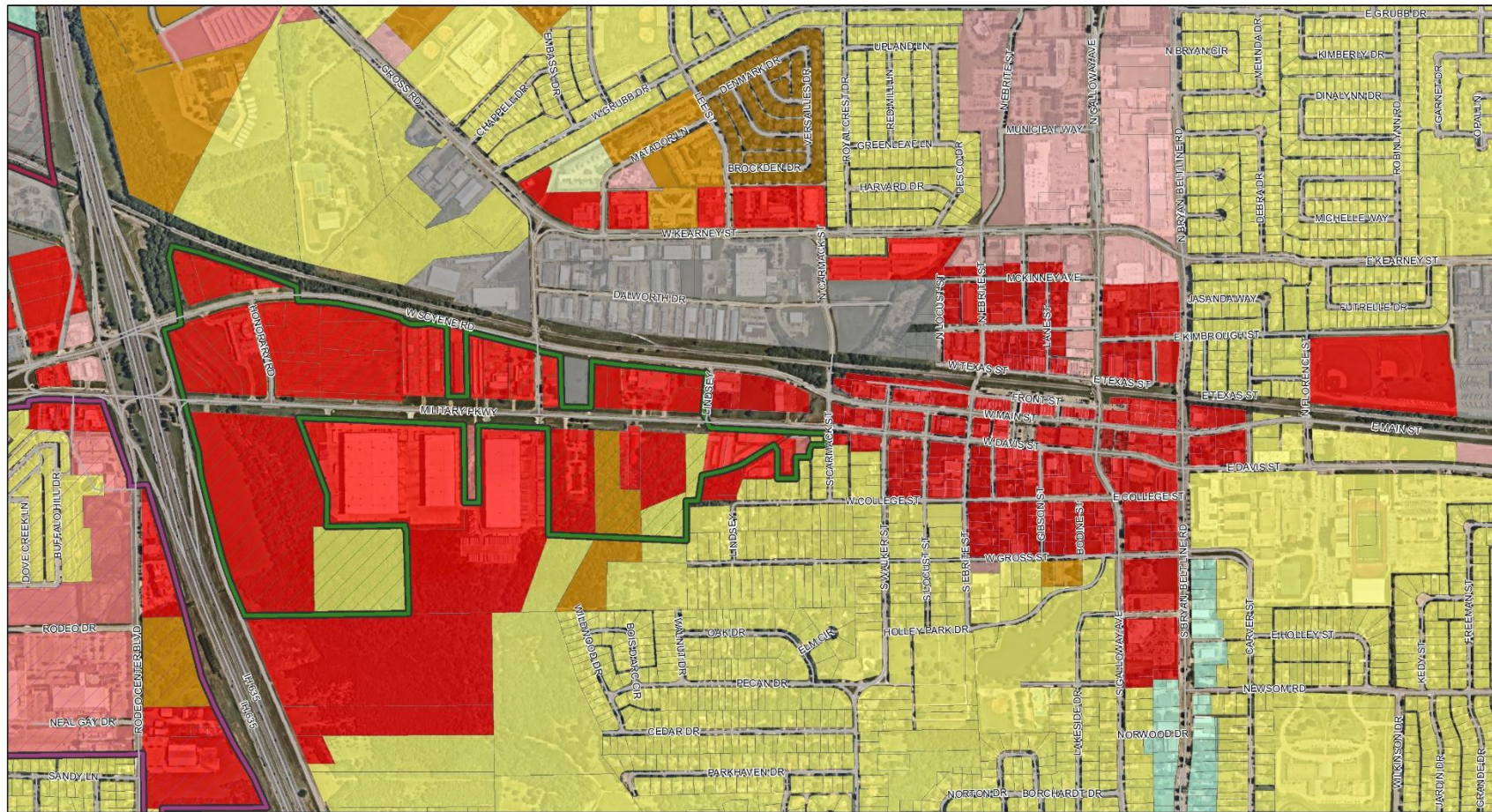
- Subject Properties
- Courtesy Notice
- Notified Properties

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
Path: Q:\Planning\Economic Development\Downtown Zoning Map\Exhibit A.mxd

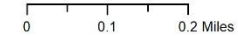
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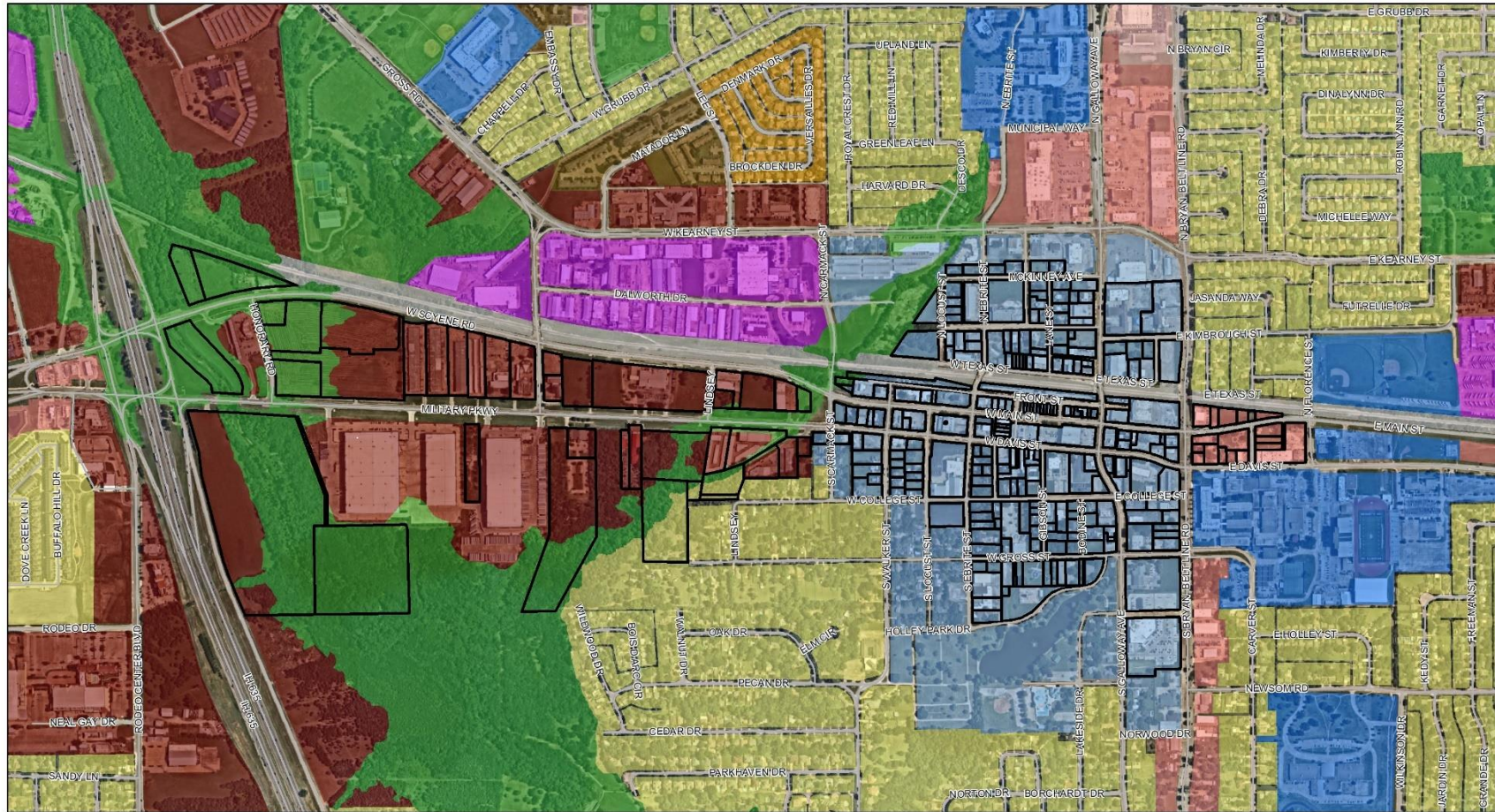
Zoning Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405



Future Land Use Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405

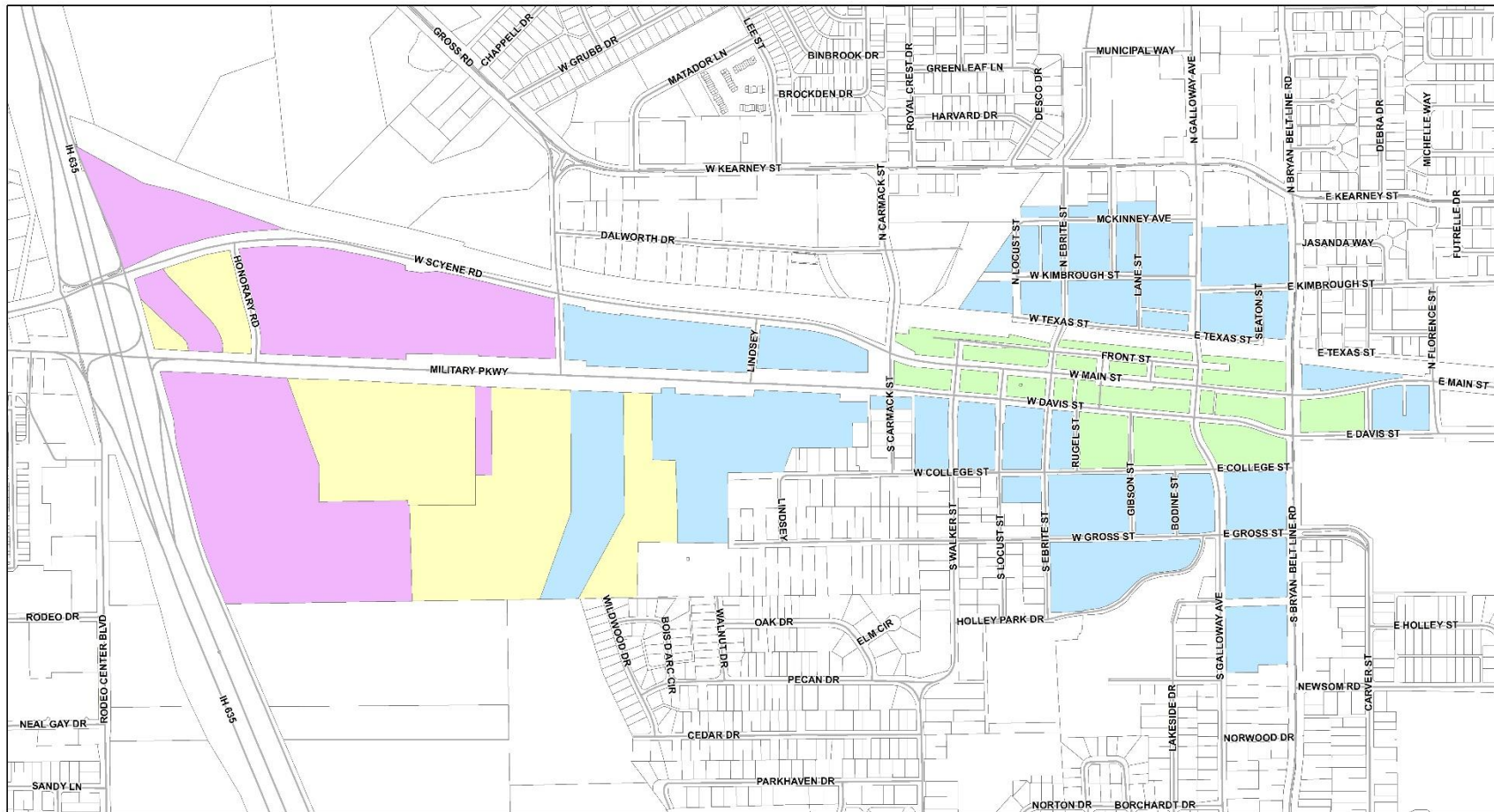


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ATTACHMENT 5 – PROPOSED REZONING MAP

Proposed Downtown Mesquite Zoning Map



Existing PD - Not Included the DM
Downtown Zones
DM - G
DM - MJ
DM - E

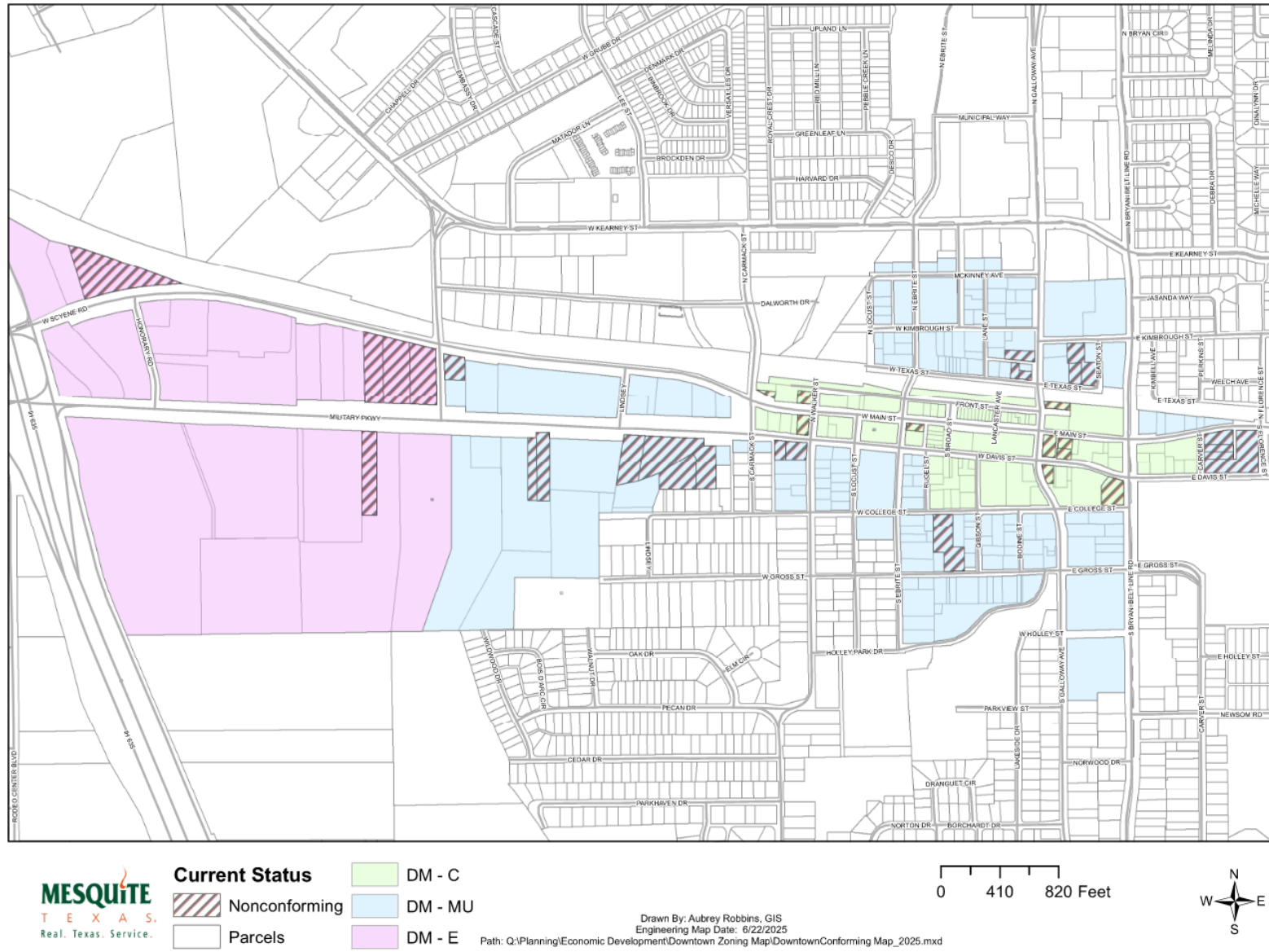
Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
Path: Q:\Planning\Economic Development\Downtown Zoning Map\DowntownZoningMap_2025_11x17.mxd

0 0.1 0.2 Miles



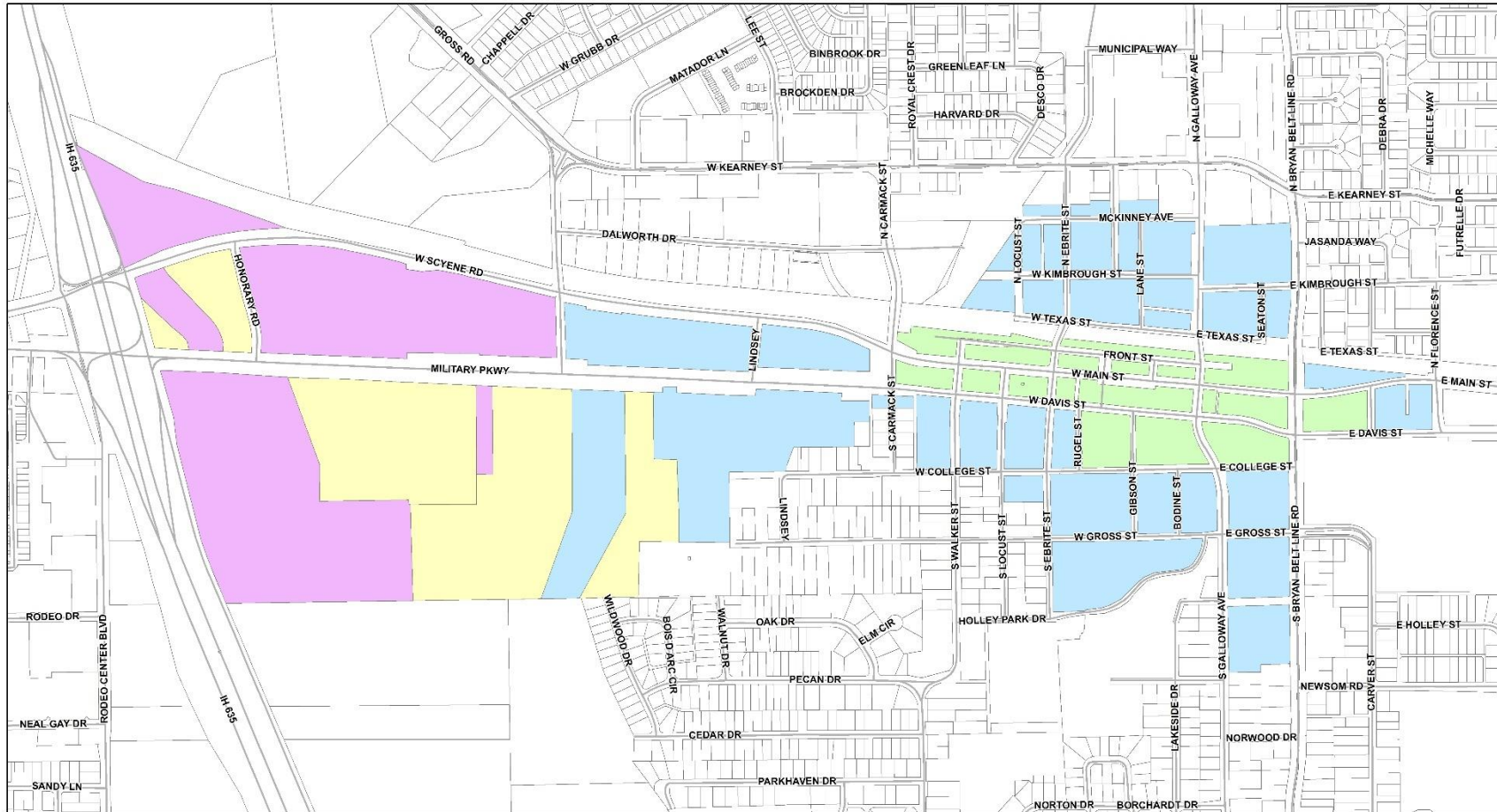
ATTACHMENT 6 – CURRENT NONCONFORMING MAP

Downtown Nonconforming Use Map - Current



ATTACHMENT 7 – POSSIBLE NONCONFORMING MAP

Proposed Downtown Mesquite Zoning Map



Existing PD - Not Included the DM
Downtown Zones
DM - G
DM - MJ
DM - E

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
Path: Q:\Planning\Economic Development\Downtown Zoning Map\DowntownZoningMap_2025_11x17.mxd

0 0.1 0.2 Miles





CITY OF MESQUITE, TEXAS
PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS
For the Statutory Public Notice Area

LOCATION:	All properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west, all as more particularly shown in EXHIBIT A (See reverse page – Page 2).
FILE NUMBER:	No. Z0725-0405
APPLICANT:	City of Mesquite, Texas
REQUEST:	Rezoning to Downtown Mesquite “DM” Special Purpose Zoning District (DM-District), including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts.

The proposed rezoning to the DM Special Purpose Zoning District will guide future growth of our City’s historic core. With the input of downtown businesses, property owners, residents, volunteers, and other stakeholders, the proposed district is ready for review by the Planning and Zoning Commission and City Council. The purpose of the district is to offer flexibility in how properties can be used and directs future development of the downtown and immediate surrounding areas. Additional information about the request is available online at <https://www.downtownmesquitetx.com/p/getconnected/downtown-district-ordinance>.

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. You are receiving this notice because you are listed as a property owner located within 200 feet of the area considered for rezoning. The properties within the 200-ft notice area are not subject to the proposed rezoning. The property owners and business owners located within the proposed rezoning area will receive a separate public notice.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Tuesday, **July 28, 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, **August 18, 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

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 July 23rd to be included in the Planning and Zoning Commission packet and by 5 pm on August 1st 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: Z0725-0405	Name:(required)	<u>Nadine Ward</u>
I am <u>in favor</u> of this request <u>✓</u>	Address of	<u>425 Walnut Dr, Mesquite 75149</u>
I am <u>opposed</u> to this request _____	Noticed Property:	<u>Nadine Ward</u>
	Owner Signature:	Date: <u>7/22/2025</u>

Reasons (optional): _____

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

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JUL 23 2025
PLANNING AND ZONING

Notice Mailed on 07.17.2025

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CITY OF MESQUITE, TEXAS
PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS
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The proposed rezoning to the DM Special Purpose Zoning District will guide future growth of our City's historic core. With the input of downtown businesses, property owners, residents, volunteers, and other stakeholders, the proposed district is ready for review by the Planning and Zoning Commission and City Council. The purpose of the district is to offer flexibility in how properties can be used and directs future development of the downtown and immediate surrounding areas. Additional information about the request is available online at <https://www.downtownmesquitetx.com/p/getconnected/downtown-district-ordinance>.

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. You are receiving this notice because you are listed as a property owner located within 200 feet of the area considered for rezoning. The properties within the 200-ft notice area are not subject to the proposed rezoning. The property owners and business owners located within the proposed rezoning area will receive a separate public notice.

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, August 18, 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

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 July 23rd to be included in the Planning and Zoning Commission packet and by 5 pm on August 1st 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: Z0725-0405

I am in favor of this request X

I am opposed to this request _____

Name: (required)

Address of

Noticed Property:

Owner Signature:

GARY WARD
4251 WATKINS DRIVE
Date: 22 July 2025

Reasons (optional): _____

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

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As the proposed change creates new legal nonconforming uses—meaning a property no longer meets current zoning rules—the City must send the following notice in ALL CAPS, bold, 14-point text in accordance with TLGC § 211.006 (a-1):

"THE CITY OF MESQUITE, TEXAS, IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

Please note that State law states that a person using a property in a manner considered to be a nonconforming use as a result of the adoption of or change to a zoning regulation or boundary may continue to use the property in the same manner unless required by a municipality to stop the nonconforming use of the property. The proposed rezoning will not include any action by the City to stop a legal nonconforming use. Cities are required to follow a specific process, as outlined in TLGC § 211.019 to stop a legal nonconforming use.

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Questions pertaining to this case may be directed to the Planning Division by phone at (972) 216-6216, or via e-mail planning@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property and business owners subject to any proposed zoning change. For this reason, we are sending you this notice. As a property or business owner located within the proposed rezoning, 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 **July 23rd** to be included in the Planning and Zoning Commission packet, and by 5 pm on **August 1st** 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 real property, or
☐ owner of business personal property, or ☐ tenant/occupant at the address written below.

Zoning Case: Z0725-0405

I am in favor of this request

☒

Name:(required)

Address of
Noticed Property:

MAGGI Investment Holdings, LLC

930 Military Parkway, Mesquite 751

I am opposed to this request

☐

Owner Signature:

[Signature]

Date:

7/21/2025

Reasons (optional):

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

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JUL 22 2025

PLANNING AND ZONING

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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: Z0725-0405	Name:(required)	99 International Group LLC
I am <u>in favor</u> of this request <input checked="" type="checkbox"/>	Address of	21900/22000 LBJ Freeway
I am <u>opposed</u> to this request <input type="checkbox"/>	Noticed Property:	
	Owner Signature:	<i>[Signature]</i> Date: 7/23/25

Reasons (optional): _____

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

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File No.: Z0725-0405
Zoning Change

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"THE CITY OF MESQUITE, TEXAS, IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

Please note that State law states that a person using a property in a manner considered to be a nonconforming use as a result of the adoption of or change to a zoning regulation or boundary may continue to use the property in the same manner unless required by a municipality to stop the nonconforming use of the property. The proposed rezoning will not include any action by the City to stop a legal nonconforming use. Cities are required to follow a specific process, as outlined in TLGC § 211.019 to stop a legal nonconforming use.

PUBLIC HEARINGS

The **Planning and Zoning Commission** will hold a public hearing on this request at 7:00 p.m. on Tuesday, **July 28, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

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Questions pertaining to this case may be directed to the Planning Division by phone at (972) 216-6216, or via e-mail planning@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property and business owners subject to any proposed zoning change. For this reason, we are sending you this notice. As a property or business owner located within the proposed rezoning, 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 **July 23rd** be included in the Planning and Zoning Commission packet, and by 5 pm on **August 1st** 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 real property, or
☒ owner of business personal property, or ☐ tenant/occupant at the address written below.

Zoning Case: Z0725-0405

I am in favor of this request

☐

Name:(required)

William Sherman

Address of
Noticed Property:

601 W. Main St Mesquite TX 75141

I am opposed to this request

☒

Owner Signature:

William Sherman

Date:

7-23-25

Reasons (optional):

Thinking about selling property and business

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

RECEIVED

JUL 22 2025

PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 2 of 3

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Zoning Case: Z0725-0405

I am in favor of this request

☐

Name:(required)

Address of
Noticed Property:

I am opposed to this request

☒

Owner Signature:

Date:

Reasons (optional):

Traffic, Noise, Drainage

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
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JUL 23 2025

PLANNING AND ZONING

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Page 2 of 3

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Zoning Case: Z0725-0405

I am in favor of this request ☐

I am opposed to this request ☒

Name: (required)

Address of
Noticed Property:

Owner Signature:

Carol Lethbridge, Broker
309 N. Galloway #110 75149
Carol Lethbridge, Broker Date: *7-23-25*

Reasons (optional):

I oppose this request in CBD. There are other locations rather than changing the zoning in our business area. Thanks

Please respond by returning to:

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

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JUL 23 2025
PLANNING AND ZONING

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Page 2 of 3

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Zoning Case: **Z0725-0405**

I am in favor of this request

I am opposed to this request

Name:(required)

Address of
Noticed Property:

Owner Signature:

Date:

Reasons (optional):

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

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PLANNING AND ZONING
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Zoning Case: **Z0725-0405**

I am in favor of this request

I am opposed to this request

Name:(required)

☐ Address of
Noticed Property:

Owner Signature:

Deborah Ann Yeager

315 N. Ebrite St., Mesquite, TX 75149

[Signature]

Date: 7/23/25

Reasons (optional):

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

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(Complete and return)

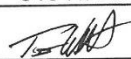
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☐ owner of business personal property, or ☒ tenant/occupant at the address written below.

Zoning Case: Z0725-0405

I am in favor of this request ☐

I am opposed to this request ☒

Name:(required) Sika Corporation
Address of
Noticed Property: 315 N. Ebrite Street
Owner Signature:  Date: 7/23/2025

Reasons (optional):

Sika has operated a manufacturing plant at 315 N. Ebrite since September 1998. We are not in favor of any zoning changes that could potentially disrupt our operation. As this notice was recieved on 7/22, we require more time to fully evaluate the potential impacts.

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

RECEIVED

JUL 23 2025

PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 2 of 3



CITY OF MESQUITE, TEXAS
PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS
For the Statutory Public Notice Area

LOCATION:	All properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west, all as more particularly shown in EXHIBIT A (See reverse page – Page 2).
FILE NUMBER:	No. Z0725-0405
APPLICANT:	City of Mesquite, Texas
REQUEST:	Rezoning to Downtown Mesquite “DM” Special Purpose Zoning District (DM-District), including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts.

The proposed rezoning to the DM Special Purpose Zoning District will guide future growth of our City’s historic core. With the input of downtown businesses, property owners, residents, volunteers, and other stakeholders, the proposed district is ready for review by the Planning and Zoning Commission and City Council. The purpose of the district is to offer flexibility in how properties can be used and directs future development of the downtown and immediate surrounding areas. Additional information about the request is available online at <https://www.downtownmesquitetx.com/p/getconnected/downtown-district-ordinance>.

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. You are receiving this notice because you are listed as a property owner located within 200 feet of the area considered for rezoning. **The properties within the 200-ft notice area are not subject to the proposed rezoning.** The property owners and business owners located within the proposed rezoning area will receive a separate public notice.

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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

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 **July 23rd** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 1st** 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: Z0725-0405	Name:(required)	John Wagener	
I am <u>in favor</u> of this request	Address of	414 Bois Darc Cir.	
I am <u>opposed</u> to this request	Noticed Property:		
	Owner Signature:	John Wagener	Date: 7-22-25

Reasons (optional): _____

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

RECEIVED
JUL 28 2025
PLANNING AND ZONING