

FILE NUMBER: Z0125-0380
REQUEST FOR: A zoning change from Agricultural to Planned Development – Commercial
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 28, 2025
City Council: Monday, May 19, 2025

GENERAL INFORMATION

Applicant: Bohler Engineering (on behalf of Bhadresh Trivedi)
Requested Action: A zoning change from AG - Agricultural to Planned Development – Commercial to allow a flex office development with no outdoor storage.
Location: 5801 Shannon Road (DCAD Address – 5800 Shannon Rd)

PLANNING AND ZONING ACTION

Decision: On April 28, 2025, the Planning and Zoning Commission voted 6-0 in favor of recommending approval of the zoning change to PD-Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

SITE BACKGROUND

Platting: Not Platted
Size: 11.415 acres/497,237.40 square feet
Zoning: AG - Agricultural
Future Land Use: Commercial w/ Corridor Development
Current Land Use: Undeveloped
Zoning History: 1984: Annexed, zoned AG - Agricultural

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	Not Applicable	IH-20
SOUTH:	AG - Agricultural	Single Family House
EAST:	AG - Agricultural	Vacant
WEST:	AG - Agricultural	Vacant

CASE SUMMARY

The applicant is requesting to rezone the 11.5-acre property from Agricultural to Planned Development – Commercial (PD-C) to allow for a flex-office development. The proposed development is similar in nature to other existing flex-office developments in Mesquite, such as the All-Trades facility located at 2828 IH-30. These types of developments typically consist of individual suites that combine office and warehouse space, designed to accommodate small to mid-sized businesses. These businesses generally do not rely on heavy-load vehicles, such as 18-wheelers, for daily operations. Potential tenants may include contractors, tradespeople, or businesses with limited manufacturing or warehousing needs. The development could also include other uses permitted by right in the Commercial zoning district, such as retail, personal and business services, and general office uses.

In March 2024, the City Council denied a previous request by the applicant to rezone the property for multifamily development. Later that year, the applicant submitted another rezoning request for a flex-office development that included outdoor storage; this request was denied by City Council on October 21, 2024.

The current request differs significantly from the previous case that was denied in October in that outdoor storage is **not permitted** under the proposed PD. Given this substantive change, City staff granted an exemption from the one-year waiting period typically required following a denial, allowing this new request to move forward for consideration.

MESQUITE COMPREHENSIVE PLAN

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.

STAFF COMMENTS:

While the proposed flex-office development may not fall directly under the traditional commercial uses such as retail or hospitality, it aligns with the intent of the Commercial with Corridor Development designation by offering professional services in a well-located, visible setting and maintaining a higher aesthetic standard through the exclusion of outdoor storage. Therefore, the request is generally consistent with the *Mesquite Comprehensive Plan*.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

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

Staff Comments: *The proposed rezoning to allow a flex-office development without outdoor storage promotes the public health, safety, and welfare by encouraging orderly and compatible development along a major transportation corridor (IH-20). By prohibiting outdoor storage, the development will maintain a clean, professional appearance, minimizing visual clutter and potential nuisances to surrounding properties.*

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

Staff Comments: *The proposed amendment aligns with the Mesquite Comprehensive Plan, particularly the Commercial with Corridor Development designation, which supports business activity with an eye on aesthetics and design. The proposed PD supports this by prohibiting any outdoor storage on the property and prohibiting overhead doors from facing any public street.*

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

Staff Comments: *The proposed PD supports the City Council's 2024-2025 Strategic Goal 2.5, which aims to "promote investment in new and existing business." By introducing a flex-office development that offers smaller-scale, leasable office and light warehouse spaces, the PD creates opportunities for a variety of small to mid-sized businesses, such as contractors, trades, and service providers, to establish or expand their operations within Mesquite, particularly along the IH-20 corridor.*

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

Staff Comments: *Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.*

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

Staff Comments: *The proposed PD is designed to be compatible with the existing uses and zoning of nearby properties by incorporating screening requirements where adjacent to residential zoning. These requirements help mitigate potential impacts on neighboring residential areas. In addition, the proposed PD does not allow outdoor storage.*

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

Staff Comments: *The general area around the subject property has experienced some growth with the Hagan Hill residential development to the south of the subject property. The frontage along IH-20 has not seen any commercial activity other than the QuikTrip development Lawson and IH-20. The proposed PD represents a significant investment that could serve as a catalyst for future growth.*

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

Staff Comments: *The subject property is currently zoned Agricultural, a designation intended primarily for large-lot single-family residential development. Given the property's location along a major highway frontage, it is not well-suited for residential use due to potential issues such as noise, visibility, and access. The context of the site makes it undesirable for development under the current Agricultural zoning.*

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: *The applicant will be required to provide adequate utilities, access, and drainage facilities to the site as part of the development process. Existing public facilities, including roads, water, and sewer infrastructure are available for the developer to extend to the subject property to support development.*

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 district offers a greater level of public benefit compared to development under the standard Commercial zoning district. By prohibiting outdoor storage and limiting certain uses, the PD ensures a higher standard of site aesthetics and compatibility, particularly with the adjacent residential area to the south.*

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

Staff Comments: *The proposed Planned Development (PD) District reflects a notable improvement in quality compared to what could be achieved under the base*

Commercial zoning district. Through the PD, enhanced development standards will be applied to ensure greater compatibility with surrounding properties. Key provisions include the prohibition of outdoor storage and the limitation of certain commercial uses that could otherwise create conflicts with adjacent land uses. These additional standards demonstrate a more context-sensitive approach to site design, aligning with the intent and purpose of the zoning code.

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed PD is consistent with the *Mesquite Comprehensive Plan's* future Commercial with Corridor Development land use designation. The PD supports a mix of office and commercial uses intended to serve highway traffic with high visibility and quality design, aligning with the Corridor Development objectives. Furthermore, the proposed PD meets the review criteria outlined in Section 5-311(N.) by promoting compatibility with surrounding land uses, enhancing development quality, and supporting the City's long-term planning goals.

RECOMMENDATIONS

Staff recommends approval of the zoning change to PD-Commercial with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of April 24, 2025, Staff has not received any responses from the statutory or courtesy notices. Two online comments were submitted in opposition to the request.

ATTACHMENTS




1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Owner Authorization Form
8. Exhibit A - Legal Description
9. Exhibit B - Planned Development Standards
10. Exhibit C - Concept Plan
11. Online Comments

[illegible]

 Subject Property

[illegible]

Legend

-  Subject Property
 Notified Properties
 Courtesy Notice



PD-GR 5102

I-20

MCKENZIE

LAWSON

AG

AG

AG

AG








PD-SF 378

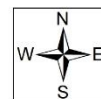
SHANNON

OLD LAWSON

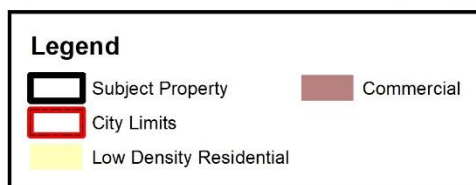
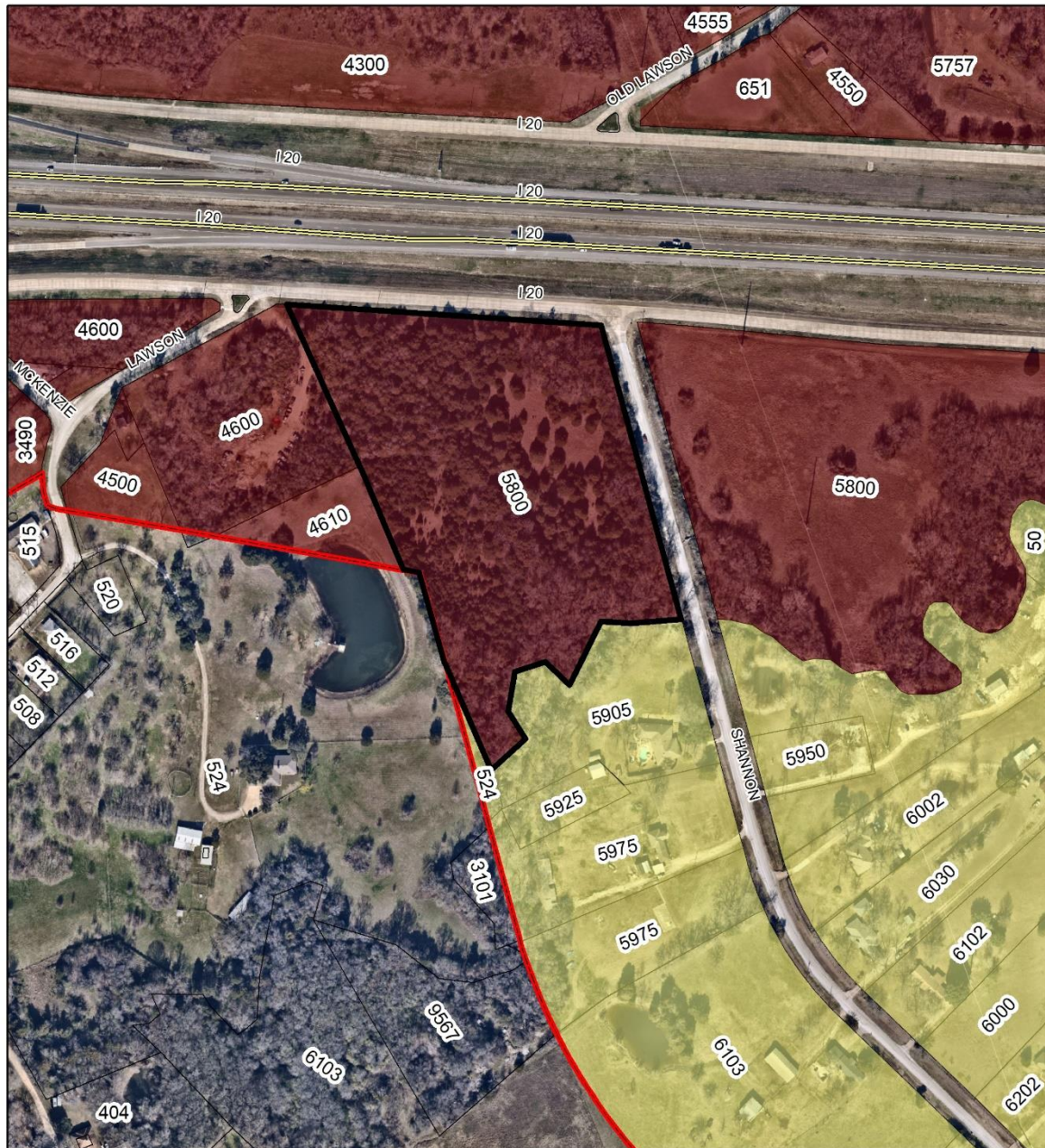
LUMLEY

Legend

	Subject Property		GENERAL RETAIL		LIGHT COMMERCIAL
	City Limits		INDUSTRIAL		SINGLE FAMILY RESIDENTIAL
	AGRICULTURAL				



Future Land Use Map





From IH-20 frontage facing south



Shannon Road view of the subject property facing north



Dear Staff,

Bohler, LLC, on behalf of Dosti Mesquite, LLC, would like to formally resubmit our PD – Commercial zoning application package for the property located at 5801 Shannon Road. We initially re-submitted the application package on January 29, 2025, following the denial of and feedback on the original application (November 2024) from the City Council to remove the outdoor storage space from our PD Standards.

The proposed Concept Plan attached to the application was modified to comply with the request to remove the use of primary and accessory outdoor storage yards, and the PD Standards adjusted to specifically prohibit these uses. The proposed Concept Plan and PD Standards have been modified to indicate that primary outdoor storage yards and accessory outdoor storage are specifically prohibited. It is also expected that miniwarehousing/self-storage, which is allowable by right, will be approved. The miniwarehousing will be for individual, compartmentalized, controlled-access stalls or lockers, as outlined in the 3-502 Ordinance. It is understood that primary outdoor storage yards and recreational vehicle storage will not be allowed, and so they are excluded within the Proposed PD Standards.

With the recent amendments to the Mesquite Zoning Ordinance (MZO), we understand that the Director now has the discretion to accept re-submissions of denied applications if modifications have been made that could result in a different outcome. Our revision directly addresses prior concerns by removing proposed primary outdoor storage yards. Our revision also proposes no use regulation on the base Commercial Zoning Ordinance. Given this fact, we believe our updated application meets this criterion and respectfully request its acceptance for further review.

We appreciate your time and consideration and welcome any further discussion necessary to move forward. Please let us know if any additional information is required.

Correction: Mini-warehousing/self-storage is not allowed by right and is not being requested with this application.

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: Bhadresh Trivedi, Manager Dosti Partners LLC Phone Number: 214 208 5078
Address: 2504 Loftsmoor Ln
Plano TX 75025 Email Address: Bhadresh.Trivedi@
yahoo.com
Signature:  Digitally signed by Bhadresh Trivedi
Date: 2023.11.27 13:54:07 -06'00'

Each property owner must complete a separate authorization form

LEGAL DESCRIPTION

BEING a 11.415 acres tract of land situated in the City of Mesquite, Dallas County, Texas, being a part of the Samuel A. Haught Survey, Abstract No. 567 described in the Deed to CSN Family Limited L.L.P., recorded in Instrument Number 201100233471, Official Public Records, Dallas County Texas (O.P.R.D.C.T.) and being more particularly described as follows;

BEGINNING at a concrete monument found at the north east corner of said 11.415 acre tract, the south right-of-way line of Interstate 20 Frontage Road (a variable width right-of-way) and the west right-of-way line of Shannon Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE along the east line of said 11.415 acre tract of land and the west right-of-way of Shannon Road the following bearings and distances;

In a southeasterly direction a distance of 263.62 feet, having a central angle of 02 degrees 39 minutes 17 seconds, a radius of 5,689.58 feet, a tangent of 131.84 feet, and whose chord bears South 16 degrees 56 minutes 24 seconds East a distance of 263.60 feet to a capped iron rod found;

South 15 degrees 07 minutes 22 seconds East, a distance of 213.41 to a capped iron rod found;

South 9 degrees 24 minutes 54 seconds East, a distance of 100.50 to a capped iron rod found stamped "NMD 2609";

South 15 degrees 07 minutes 32 seconds East, a distance of 112.91 to a capped iron rod set stamped "Bohler Eng" (herein after called "capped iron rod set") at the southeast corner of said 11.415 acre tract and the northeast corner of a called 2.89846 acre tract of land described in a General Warranty Deed to Johnny and Elizabeth Nozka recorded in Instrument Number 200302548376 O.P.R.D.C.T.;

THENCE along the south line of said 11.415 acre tract and in or near the centerline of a creek, the following bearings and distances;

South 89 degrees 37 minutes 36 seconds West, a distance of 125.63 feet to a point;

South 51 degrees 04 minutes 26 seconds West, a distance of 42.00 feet to a point;

South 10 degrees 52 minutes 26 seconds West, a distance of 33.00 feet to a point;

South 35 degrees 15 minutes 26 seconds West, a distance of 80.00 feet to a point;

South 63 degrees 36 minutes 26 seconds West, a distance of 20.00 feet to a point;

North 66 degrees 43 minutes 34 seconds West, a distance of 29.00 feet to a point;

North 43 degrees 53 minutes 34 seconds West, a distance of 47.00 feet to a point;

South 62 degrees 15 minutes 26 seconds West, a distance of 36.00 feet to a point;

South 27 degrees 07 minutes 26 seconds West, a distance of 71.94 feet to a point;

ATTACHMENT 8 – EXHIBIT A LEGAL DESCRIPTION

South 00 degrees 13 minutes 52 seconds East, a distance of 28.05 feet to a point;
South 29 degrees 52 minutes 34 seconds East, a distance of 70.00 feet to a point;
South 44 degrees 6 minutes 26 seconds West, a distance of 51.00 feet to a point;
South 00 degrees 16 minutes 34 seconds East, a distance of 28.00 feet to a point;
South 29 degrees 52 minutes 34 seconds East, a distance of 70.00 feet to a point;
South 44 degrees 06 minutes 26 seconds West, a distance of 51.00 feet to a point;
South 61 degrees 06 minutes 26 seconds West, a distance of 19.58 feet to a point;
North 23 degrees 25 minutes 21 seconds West, a distance of 89.99 feet to a point;

THENCE North 23 degrees 25 minutes 21 seconds West a distance of 1236.33 feet to a one-half inch capped iron rod found stamped "NDM 2609" found at the northwest corner of said 11.415 acre tract of land;

THENCE South 86 degrees 45 minutes 40 seconds East, along the south right-of-way line of said Interstate 20 Frontage Road a distance of 684.82 feet to the **POINT OF BEGINNING** containing 497,227 square feet or 11.415 acres.

Planned Development Standards

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

1. **Permitted Land Uses.** All uses permitted in the Commercial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. The uses permitted in the PD-C district are subject to the same requirements applicable to the uses in the C zoning district, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the C zoning district only by conditional use permit (“CUP”) is permitted in this district only by CUP.
 - a. The following uses are permitted by a Conditional Use Permit:
 - i. SIC Code 753b: Major Auto Repair
 - ii. SIC Code 753c: Collision Services
 - b. The following uses are prohibited on the Property:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking
2. **Development Standards.** In addition to the requirements of the C base zoning district, the PD-C is subject to the following.
 - a. **Site Plan.** A site plan for the property shall be consistent with the Concept Plan in Exhibit C. The site plan may be altered without requiring an amendment to the Concept Plan to comply with the adopted Building and Fire Codes, Mesquite Engineering Design Manual, and TxDOT driveway standards. Modifications can include the following:
 - i. Placement of the buildings may be adjusted if they meet the required setbacks.
 - ii. The number and size of buildings may be reduced in height and square feet. Increases in the number or size of the buildings are not permitted without amending the Concept Plan Exhibit C.

- iii. The number and placement of driveways may be adjusted.

3. Screening:

- a. The Property shall be developed in accordance with the district (Section 1A-300) screening and fencing requirements, subject to the following conditions:
 - i. The proposed fence and associated gates that wrap around the Property shall be allowed within the side, rear, and front yard building setbacks and the required landscape buffers.
 - ii. The maximum fence or wall height is 8 feet.
 - iii. Chain-link fencing is prohibited.
 - iv. Barbwire fencing is prohibited.
 - v. Overhead/roll-up service bay doors shall not face any public street.

4. Tree Mitigation:

- a. The Property shall be developed in accordance with the MZO tree preservation section, subject to the following conditions:
 - i. Code required planting may count toward tree preservation mitigation, including plantings within required landscape buffer or required parking landscaping.
 - ii. Tree Mitigation shall equal to the total diameter of protected trees being removed, provided that the number of replacement trees shall not exceed one (1) tree for each 500 square feet of unpaved site area.



4/24/25, 4:07 PM

Mesquite Zoning Case Comment Form Z0125-0380

View results

Respondent

1

Anonymous

07:24

Time to complete

1. Case Number *

Z0125-0380

2. Please provide your first name. *

Betty

3. Please provide your last name. *

Wiggins

4. Please provide your address. *

6324 Ashford Trail, Mesquite, TX 75181

5. Please provide your comments on the proposed request. *

Please do NOT allow this to be built. The most beautiful part of living in Hagan Hill and the surrounding area is that it allows the feel and ambience of living with the peace and quiet of the country while still being in the city limits. Additionally, the 4-way stop sign traffic at the Lawson / I-20 bridge is already terrible enough with just the residents here living in this area. The additional traffic this development would bring is unthinkable. Thank you for allowing us the opportunity to have our views heard.

RECEIVED
APR 24 2025
PLANNING AND ZONING

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitlHd4sbGuJ5FoogkMuT6K...> 1/2

4/24/25, 4:07 PM

Mesquite Zoning Case Comment Form Z0125-0380

View results

Respondent

2

Anonymous

06:55

Time to complete

1. Case Number *

Z0125-0380

2. Please provide your first name. *

Stephanie

3. Please provide your last name. *

Wiggins

4. Please provide your address. *

6324 Ashford Trail, Mesquite, TX 75181

5. Please provide your comments on the proposed request. *

I'm vehemently against this proposed build. It will completely ruin the peacefulness of living in Hagan Hill and the surrounding area. The best part of living in our home is sitting on the back patio and enjoying the nature all around us, i.e: the birds, the trees, the wind, the storms, just everything. It is like having a little bit of country in the city. This peaceful environment would be forever altered by a huge development like this. Please leave our little slice of country heaven alone. Thank you!

RECEIVED

APR 24 2025

PLANNING AND ZONING

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwtlHd4sbGuJ5FoogkMuT6K...> 1/2