



T E X A S  
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PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z0425-0392  
**REQUEST FOR:** Conditional Use Permit  
**CASE MANAGER:** Garrett Langford, Assistant Director

**PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, February 9, 2026  
City Council: Monday, February 16, 2026

**GENERAL INFORMATION**

**Applicant:** Austin Bridge & Road, LP  
**Requested Action:** Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant  
**Location:** 3220 E US HWY 80

**PLANNING AND ZONING ACTION**

**Decision:** On February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

**SITE BACKGROUND**

**Platting:** Not platted (platting is not required for a temporary use)  
**Size:** 9.995 Acres  
**Zoning:** Planned Development Ordinance No. 1110  
**Future Land Use:** Commercial  
**Zoning History:** 1954: Annexed and zoned Residential  
1973: Zoning Change to Planned Development Ordinance No. 1110

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	Commercial and TNMR	Multitenant building and undeveloped land
<b>EAST:</b>	PD – Commercial Ord No. 5056	Trucking Hub
<b>SOUTH:</b>	PD – Commercial Ord No. 5056	Undeveloped land
<b>WEST:</b>	R-3, Single Family Residential	Undeveloped land / floodplain

## CASE SUMMARY

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Austin Bridge & Road (ABR), LP requests a Conditional Use Permit (CUP) to allow continued operation of a temporary concrete batch plant on an undeveloped property at 3220 E. US Highway 80. The applicant is the general contractor for the IH635/US80 Mesquite Highway Improvement Project (Federal Aid Project F2B24(271), CCSJ: 2374-02-162) (Project). The batch plant supports TxDOT's reconstruction of the US 80 and IH-635 interchange and related improvements to US 80. The applicant anticipates that the Project will be completed by June 2029.

Section 1-600 of the Mesquite Zoning Ordinance (MZO) allows temporary concrete batch plants with approval of a Temporary Use Permit (TUP) by the City Engineer. A TUP may be approved for up to 12 months with one six-month extension. Operations requiring additional time require approval of a CUP.

The applicant acquired the subject property in February 2025, and the City Engineer approved the TUP in March 2025. The applicant completed the required notification to property owners within 1,000 feet of the site. Copies of the notices are included in the attachments. The operation must also comply with Texas Commission on Environmental Quality (TCEQ) regulations and has obtained a TCEQ permit (Permit TXR1562TL) to operate the temporary batch plant.

The batch plant has operated since April 2025. Staff has received no complaints regarding the operation.

## MESQUITE COMPREHENSIVE PLAN

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The *Mesquite Comprehensive Plan* designates the subject property's future land use as Commercial and Corridor Development (Attachment 4). The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. The Corridor Development designation applies to commercial development located along a major corridor. Developments within these corridors are highly visible, and enhanced landscaping and public art are encouraged in this area. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

**STAFF COMMENT: The temporary public-infrastructure support use will not delay or preclude future commercial/corridor development consistent with the Comprehensive Plan once the plant is removed.**

## MESQUITE ZONING ORDINANCE

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**SECTION 1-602.C.7: APPROVAL STANDARDS.** A permit may be granted for a temporary batch plant or a temporary material stockpile site when the city engineer, or his or her designee, (in the case of a temporary use permit) or the city council (in the case of a conditional use permit) finds:

- a. The City roads to be used to deliver material to the site and take material from the site to the construction project are structurally adequate to accommodate the expected truck traffic from and to the site without significant deterioration; and

**STAFF COMMENTS: The site's direct access to the US Highway 80 service road limits truck traffic on City-maintained streets. This access configuration reduces potential wear on City roadways.**

- b. The operation of the temporary batch plant or the temporary stockpile site will not result in the deterioration of public infrastructure; and

**STAFF COMMENTS: Truck traffic associated with the batch plant primarily uses TxDOT roadways. Based on the limited use of City streets and the temporary nature of the operation, deterioration of City infrastructure is not anticipated.**

- c. No new public infrastructure or improvements to existing public infrastructure will be required for the operation of the temporary batch plant or temporary material stockpile site; and

**STAFF COMMENTS: The operation required no new public infrastructure or upgrades to existing City facilities, other than installation of a water meter, which meets City standards.**

- d. The proposed truck route for the temporary permitted use will generally not utilize local streets; and

**STAFF COMMENTS: The subject property is accessed by US HWY 80 service road. As a result, deliveries to and from the site have only limited use of City streets as the batch plant is for TxDOT's Highway 80 and IH-635 project.**

- e. Dust control measures and other measures to minimize health or environmental impacts, based on industry standards, identified in the application are adequate as determined by the City Engineer; and

**STAFF COMMENTS: The applicant's letter dated June 18, 2025, details preventive measures to control dust on the site. These include installing lime stabilization, maintaining existing vegetation, and daily watering to control dust particles.**

- f. In order to grant a Conditional Use Permit (CUP), the City Council shall review and find all of the above and shall also take into consideration the review criteria for a CUP as identified in Section 5-300.

**STAFF COMMENTS: See the following section.**

#### **SECTION 5-510: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS**

1. The extent to which the proposed CUP promotes public health, safety, and welfare.

**STAFF COMMENTS:** The batch plant operates under City and TCEQ regulations and includes dust-control and operational measures intended to reduce environmental and traffic impacts. Proximity to the TxDOT project reduces haul distances and limits concrete truck traffic on City streets.

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

**STAFF COMMENTS:** While the Comprehensive Plan envisions long-term commercial corridor development, the proposed CUP allows a temporary use that supports public infrastructure construction without precluding future planned development.

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

**STAFF COMMENTS:** The CUP aligns with adopted policies that allow temporary uses when subject to time limits, operational controls, and compliance with applicable regulations.

4. The extent to which the proposed CUP created nonconformities.

**STAFF COMMENTS:** Approval of the CUP would not create nonconformities on the subject property.

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:** The site is surrounded by Commercial zoning with light industrial uses to the east, and a green belt to the southwest owned by the City. The existing vegetation along the west and south property lines provides screening from the residential neighborhood located further to the south. However, there is no screening along the frontage road. While the zoning requirements for a temporary concrete batch plant do not stipulate screening, the Planning and Zoning Commission can recommend additional stipulations requiring screening.

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

**STAFF COMMENTS:** There has been a light industrial development to the east of the subject property.

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. No off-site infrastructure improvements are required for the temporary use.**

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: As a temporary use, no permanent improvements are needed. The site is large enough to accommodate the vehicles and equipment for the proposed temporary use.**

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: The operation will continue to be monitored by the Public Works to ensure compliance with regulations with complaint-based inspections.**

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS: No comments.**

## **CONCLUSIONS**

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Based on the review of Section 1-602.C.7 approval standards and Section 5-510 CUP criteria, the proposed Conditional Use Permit for the temporary concrete batch plant at 3220 E. US Highway 80 meets applicable City and state requirements. The site has adequate access, utilities, and public facilities; operational and dust-control measures are in place; and the use will not create nonconformities or adversely affect surrounding properties. The CUP supports the timely completion of TxDOT infrastructure improvements while minimizing impacts on City streets and nearby uses.

## **STAFF ASSESSMENT**

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning request for a CUP with stipulations to allow the Temporary Concrete Batch Plant to operate is warranted because it is consistent with the Mesquite Comprehensive Plan and meets the review criteria in Section 5-510 of the Mesquite Zoning Ordinance. The following stipulations are suggested.

1. The CUP is approved solely for Austin Bridge & Road, LP., as operator of a Temporary Concrete Batch Plant on the Property and is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.
2. The CUP is granted and shall expire and terminate on June 30, 2029. In the event the holder of the CUP desires to continue the Temporary Use Permit and prior to expiration of the CUP, the holder must submit a new application requesting to continue the CUP. Any such application shall require the procedures outlined in the MZO for initial approval of a CUP and City Staff shall present a report on Property conditions during the time period of the CUP.
3. Any inoperative or unused equipment shall be removed from the site within thirty (30) days of discontinuance. All equipment areas shall remain in good repair, and the site must be maintained free of debris.
4. When the CUP expires or operations have ceased, the site shall be returned to the original conditions and grades, including restoration of vegetative ground cover as approved by the City Engineer.
5. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO which includes this ordinance, during any consecutive twelve (12) month period, then (i) the City Engineering shall revoke the Temporary Use Permit for the Property, and (ii) Austin Bridge & Road., shall automatically forfeit the CUP granted by this ordinance, without further action by the Planning and Zoning Commission or City Council.

Alternatively, based on the information provided at the public hearing, the P&Z may:

1. Approve the request with additional stipulations.
2. Deny the request.

## **PUBLIC NOTICE**

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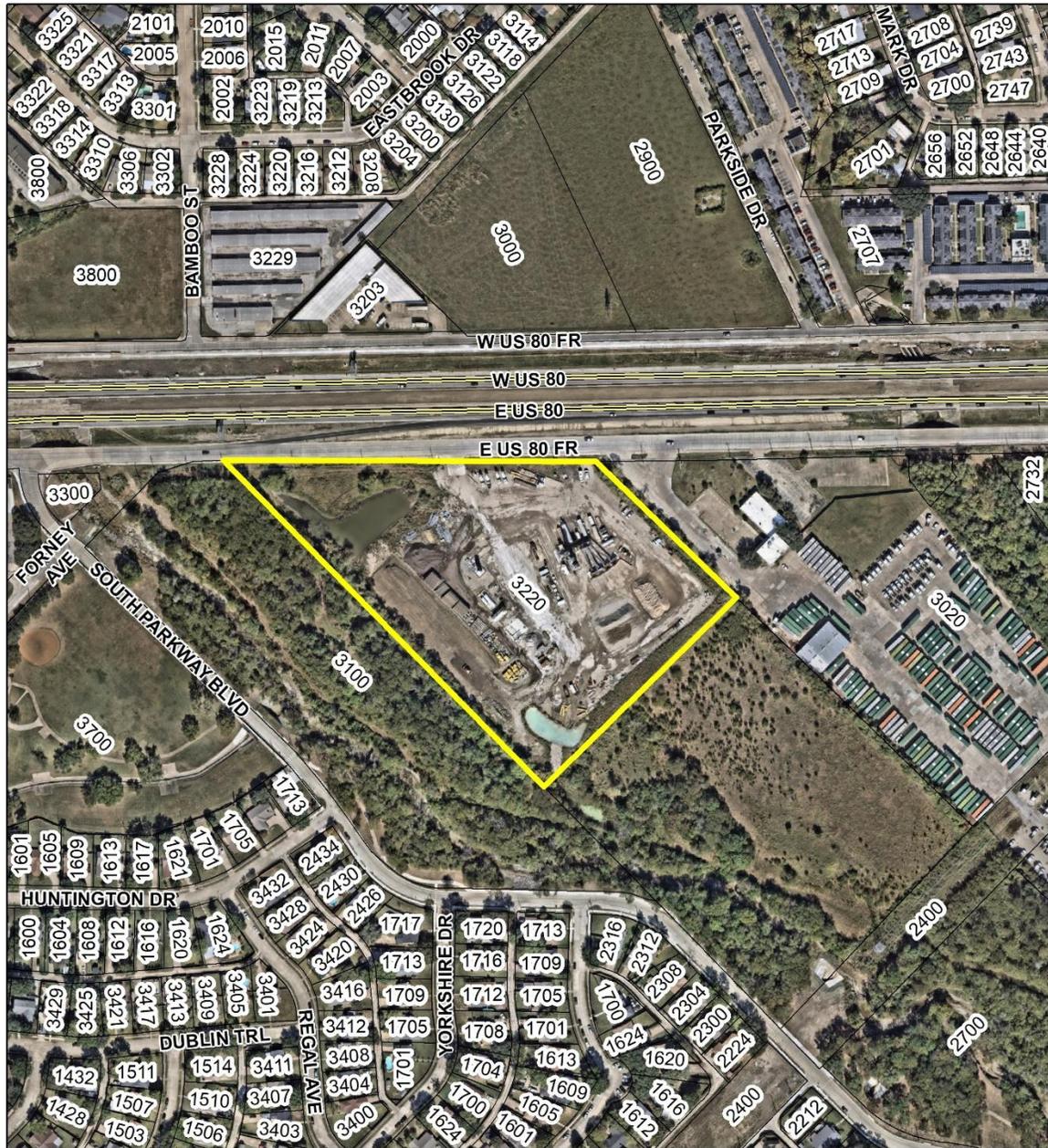
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of February 9, 2026, staff has received one response in favor from notified property owners.

## **ATTACHMENTS**

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

### Aerial Map



**Request:** Conditional Use Permit to allow contineu use of a temporary concrete batch plant.  
**Applicant:** Austin Bridge & Road, LP  
**Location:** 3220 E US HWY 80

**Legend**  
[Yellow Polygon] Area of Request





### Zoning Map



Legend	
	Area of Request
	<b>Zoning Districts</b> PLANNED DEVELOPMENT
	COMMERCIAL
	INDUSTRIAL
	MULTIFAMILY RESIDENTIAL
	SINGLE FAMILY RESIDENTIAL
	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL

ATTACHMENT 4 – FUTURE LAND USE MAP

### Future Land Use Map



**Legend**

Area of Request	High Density Residential	Light Industrial
Low Density Residential	Commercial	Parks, Open Space, Drainage





**Rezoning Sign along US 80**



**Temporary Batch Plant**



## Austin Bridge & Road

An Austin Industries Company

100% Employee Owned

Austin Bridge & Road, L.P.  
1199 S. Belt Line Road Suite 110  
Coppell, Texas 75019  
214-596-7300

January 23, 2026

Garrett Langford, Assistant Director of Planning and Development Services  
City of Mesquite  
1515 N Galloway Ave  
Mesquite, TX 75149

Re: Letter of Intent

To Whom It May Concern:

Austin Bridge & Road, LP's (Austin) submits this Letter of Intent in support of its application for the extension of a Planned Development with a Conditional Use Permit (Permit) for the continued operation of a temporary concrete batch plant (Plant) situated on the property located at 3220 E US HWY 80, Mesquite, TX 75149.

Austin is the general contractor for the IH635/US80 Mesquite Highway Improvement Project (Federal Aid Project F 2B24(271), CCSJ: 2374-02-162) project (Project). Austin is utilizing the Plant to support the Project and anticipates the Project will be completed at the end of June 2029.

The current Temporary Concrete Batch Plant permit was approved March 5, 2025, by City of Mesquite for a duration of 1.5 Years and is set to expire on September 3, 2026.

Respectfully,

Joel Lasich  
Senior Project Manager  
Austin Bridge & Road, L.P.  
469-418-8865

Attached: Intended Use of Temporary Concrete Batch Plant



## Austin Bridge & Road

### Temporary Concrete Batch Plant – Intended Use

#### What is a Concrete Batch Plant?

A Concrete Batch Plant is a facility where the ingredients used to make concrete—such as cement, water, sand, gravel, and additives—are carefully measured, mixed, and prepared for delivery to construction sites.

#### What Equipment is On-Site?

There are many components onsite that support operating a Concrete Batch Plant which consists of the following.

- Aggregate Stockpiles (Sand and Rock).
- Two vertical silos storing cement.
- Aggregate belts and bins which transfer the material through the plant to produce concrete.
- Dust Collector that absorbs dust during the mixing process into a containment bin.
- Water Heater/Chiller.
- Klien Tank used to fill up water trucks that then spray the haul roads and property surface areas to reduce dust particles from forming and leaving the property.
- Batch Plant connected to city power and a generator is only utilized as backup. Water is connected to City of Mesquite.
- Concrete Mixer Trucks that transport the produced concrete to the project site locations.
- Staging area for project support vehicles such as heavy duty trucks, trailers and construction equipment such as loaders, motor graders, excavators and dozers.





March 5, 2025

Mr. David Cope  
Austin Asphalt Inc.  
1199 S. Belt Line Rd Suite 110  
Coppell, TX 75019

RE: **TxDOT US HWY 80 Reconstruction**  
**3220 E US HWY 80**  
**Temporary Concrete Batch Plant Permit**  
**Mesquite, Dallas County, Texas**

Dear Mr. Cope:

Pursuant to Section 1-602(c) of the Mesquite Zoning Ordinance and City of Mesquite Administrative Directive No. 2, by this letter the Engineering Division has approved your application for a temporary concrete batch plant for **TxDOT US HWY 80 Reconstruction from Town East Blvd to Belt Line Rd** located at **3220 E US HWY 80**.

The permitted temporary concrete batch plant must be operated in strict accordance with the regulations of the Texas Commission on Environmental Quality (TCEQ) and TCEQ permit requirements as well as the Mesquite Zoning Ordinance and City Code.

**In particular, you need to ensure:**

- Concrete batched from this site is **exclusively** used on the subject project.
- The batch plant and all stockpiles must be a **minimum of 500-feet** from any residential structures.
- Dust emissions from all in-plant roads and traffic areas are minimized by watering.
- All stockpiles are sprinkled with water to minimize dust emissions.
- TCEQ TPDES General Permit No. TXR150000 Relating to Stormwater Discharges Associated with Construction Activities including Part IV - Storm Water Runoff from Concrete Batch Plants.
- Inform **Daniel Barrett (dlbarret@cityofmesquite.com or 972-216-6355)**, City Public Works Construction Inspector assigned to the project of scheduled operation of the plant five working days in advance of commencing operations.

Let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "S.A.", with a long horizontal flourish extending to the right.

Steven Anderson, CFM, P.E.  
Assistant City Engineer

## Conditional Use Permit Letter

January 9<sup>th</sup>, 2026

To Whom It May Concern,

This is an announcement that Austin Bridge & Road LP is applying for a Conditional Use Permit (CUP) to allow continued use of a Temporary Concrete Batch Plant located at 3220 E US 80 Frontage Road, Mesquite, TX 75149. The Temporary Concrete Batch Plant is currently in use through a Temporary Use Permit approved by the City of Mesquite in March of 2025. The Concrete Batch Plants supports the progress on the TxDOT Project reconstructing the interchange of 635/80 and improvements to both US80 and IH635 in the surrounding area.

The project has a 4-year duration and began in February of 2025 with a projected final completion date of April 2029. Concrete produced out of this Temporary Batch Plant will only support TxDOT project 2374-02-162 and perform zero outside sales to other projects in the surrounding area.

The public hearings for the requested Conditional Use Permit will go before the Mesquite Planning and Zoning Commission on January 26, 2026, and the Mesquite City Council on February 16, 2026, for a public hearing. The public hearings will be held at 757 N. Galloway Ave., Mesquite, TX 75149.

Further Details of the existing Temporary Concrete Batch Plant and City of Mesquite contacts are on the back of this letter.

For any questions regarding the concrete batch plant details, please use the point of contact below:

Kyle Dickerson  
Austin Bridge & Road  
1199 S. Belt Line Road, Suite 110, Coppell, Texas, 75019  
Phone Number – (214)-897-6284  
[kdickerson@austin-ind.com](mailto:kdickerson@austin-ind.com)

**Letter indicating the CUP request mailed by the applicant to property owners within 1,000 feet of the site on January 9, 2026.**

Please Reference Reverse Side for Additional Information

City Mayor – Daniel Aleman, Jr, 972-216-6400 or [mayor@cityofmesquite.com](mailto:mayor@cityofmesquite.com)

City Councilmember, District 3 – Elizabeth Rodriguez-Ross, 214-536-4866 or [district3@cityofmesquite.com](mailto:district3@cityofmesquite.com)

City Staff:

Public Works - Assistant City Engineer – Steven Anderson, 972-216-6979 or [sanderson@cityofmesquite.com](mailto:sanderson@cityofmesquite.com)

Assistant Director of Planning and Development Services / Planning & Zoning – Garrett Langford, 972-216-6343 or [glangford@cityofmesquite.com](mailto:glangford@cityofmesquite.com)

**What is a Concrete Batch Plant?**

A Concrete Batch Plant is a facility where the ingredients used to make concrete—such as cement, water, sand, gravel, and additives—are carefully measured, mixed, and prepared for delivery to construction sites. This supports all construction activities such as bridge construction and concrete pavement installation for the improvements pertaining to US 80 Main Lanes and Frontage Roads along with IH635.

Austin Bridge & Road follows all Texas Commission of Environmental Quality (TCEQ) and City of Mesquite guidelines while operating the Temporary Concrete Batch Plant and through management of the surrounding property.

**What Equipment is On-Site?**

There are many components onsite that support operating a Concrete Batch Plant which consist of the following.

- Aggregate Stockpiles (Sand and Rock).
- Two vertical silos storing cement.
- Aggregate belts and bins which transfer the material through the plant to produce concrete.
- Dust Collector that absorbs dust during the mixing process into a containment bin.
- Water Heater/Chiller.
- Klien Tank used to fill up water trucks that then spray the haul roads and property surface areas to reduce dust particles from forming and leaving the property.
- Batch Plant connected to city power and a generator is only utilized as backup. Water is connected to City of Mesquite.
- Concrete Mixer Trucks that transport the produced concrete to the project site locations.

**Letter indicating the CUP request mailed by the applicant to property owners within 1,000 feet of the site on January 9, 2026.**



# NOTICE

Temporary Concrete Batch Plant permitted for TxDOT US HWY 80 Reconstruction from Town East Blvd to Belt Line Rd to be located at 3220 E US HWY 80.

The permitted temporary concrete batch plant will be operated in strict accordance with the regulations of the Texas Commission on Environmental Quality (TCEQ) and TQEC permit requirements as well as the Mesquite Zoning Ordinance and City Code.

**Batch Plant Operations to begin April 21, 2025**

**Project Contractor:**

Austin Bridge & Road  
1199 S. Belt Line Road, Suite 110  
Coppell, TX 75019

**Project Contact:**

Kyle Dickerson  
214-897-6284  
[kdickerson@austin-ind.com](mailto:kdickerson@austin-ind.com)

**One of two notices provided by the applicant to residents within 1,000 feet of the site on April 2025 as required by Public Works.**



# **2<sup>nd</sup> NOTICE**

Temporary Concrete Batch Plant permitted for TxDOT US HWY 80  
Reconstruction from Town East Blvd to Belt Line Rd to be located at 3220 E US  
HWY 80.

The permitted temporary concrete batch plant will be operated in strict  
accordance with the regulations of the Texas Commission on Environmental  
Quality (TCEQ) and TQEC permit requirements as well as the Mesquite Zoning  
Ordinance and City Code.

**Batch Plant Operations to begin April 21, 2025**

**Project Contractor:**

Austin Bridge & Road  
1199 S. Belt Line Road, Suite 110  
Coppell, TX 75019

**Project Contact:**

Kyle Dickerson  
214-897-6284  
[kdickerson@austin-ind.com](mailto:kdickerson@austin-ind.com)

4/15/2025

**One of two notices provided by the  
applicant to residents within 1,000 feet  
of the site on April 2025 as required by  
Public Works.**



## Austin Bridge & Road

An Austin Industries Company

100% Employee Owned

Austin Bridge & Road, L.P.  
1199 S. Belt Line Road Suite 110  
Coppell, Texas 75019  
214-596-7300

June 18, 2025

624002-001

Garrett Langford, Assistant Director of Planning & Development  
City of Mesquite  
1515 N Galloway Ave  
Mesquite, Texas 75149

Control :2374-02-162, ETC  
Project : F 2B24(271), ETC  
Highway: IH 635, ETC  
County: Dallas

Re: LOI for Dust Control at 3220 E US HWY 80 – Concrete Batch Plant

Mr. Langford,

Austin Bridge & Road (ABR) recognizes the importance of our environmental responsibilities as part of our contract with TxDOT for project 2374-02-162 and our TCEQ Permit TXR1562TL for our Concrete Batch Plant operations. ABR has incorporated the following items as preventative measures to maintain and control dust at our Concrete Batch Plant.

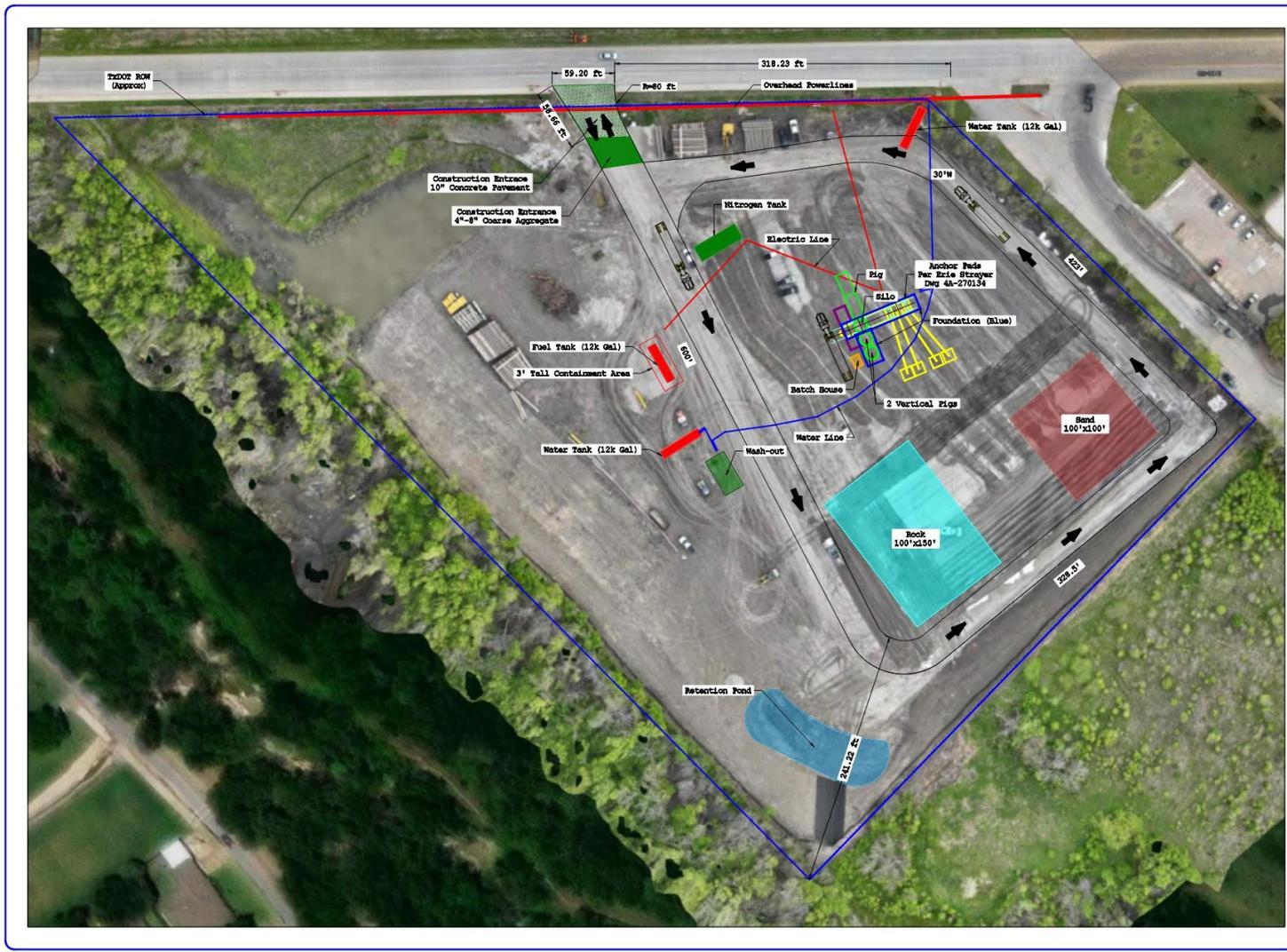
- Installed a concrete berm on the back of the property from existing topsoil to create a vegetative barrier to surrounding properties.
- Lime Stabilized Subgrade not only increases the strength of the material but improves the resistance to moisture by binding soil particles thus reducing dust generation.
- Installed and compacted a flex base cap across entire yard to reduce material tracking of material on to public roadways. The yard will be watered by a 2 MG or 4 MG water truck daily to control dust particles. Frequency will vary depending on the time of year, temperatures and wind conditions. Specifically, during summer months an increased frequency of watering, the subgrade will be performed and during colder months may be reduced.
- Perimeter landscapes such as trees and vegetation remain on the exteriors of the property providing dust containment to the property.
- Temporary Concrete Driveway permit approved by TxDOT for access/egress to the site reducing material tracking onto public roadways.
- Sprinkler System on aggregate stockpile for dust and temperature control.
- Sweeper/Vacuum truck operating on public roadways (specifically US 80 EB/WB Frontage Road) picking up sediment and particles and disposal.
- TCEQ Permitting of the Concrete Batch Plant executed

If you have any questions or require additional information, please feel free to contact me at (469) 418-8865 or [jlasic@austin-ind.com](mailto:jlasic@austin-ind.com).

Respectfully,

A handwritten signature in blue ink, appearing to read 'Joel Lasich'.

Joel Lasich  
Senior Project Manager



624002 Batch Plant  
 Post-Austin Bridge & Road Site  
 3220 E US Highway 80  
 Mesquite, TX 75149



US80/IH635 Interchange

Drawn By: Ben Mayer

Revision	0	04/15/25

Sheet No: 1 / 1



RECEIVED  
FEB 09 2026  
PLANNING AND ZONING

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**\*\*REVISED PLANNING AND ZONING COMMISSION MEETING DATE\*\***

**LOCATION:** 3220 E US HWY 80  
(See attached map for reference)  
**DCAD ID:** 65146263610010200  
**FILE NUMBER:** Z0425-0392  
**APPLICANT:** Austin Bridge & Road, LP  
**REQUEST:** From: Planned Development Ordinance No. 1110  
To: Planned Development Ordinance No. 1110 with a **Conditional Use Permit**

The requested Zoning Change for a **Conditional Use Permit** would allow the continued use of a Temporary Concrete Batch Plant to support TxDOT Project reconstructing the IH-635 and US 80 interchange and improvements to IH-635 and US 80. Additional information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](http://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 approximately 9.995 acres 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, **February 9, 2026**, 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, **February 16, 2026**, 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](mailto: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 **February 4th** to be included in the Planning and Zoning Commission presentation and by 5 pm on **February 6th** 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: Z0425-0392  
I am in favor of this request    
I am opposed to this request    
Name:(required) HP.CCV Mesquite, LLC - Anthony Robinson, Mgr.  
Address of Noticed Property: 3020 E. Hwy 80, Mesquite  
Owner Signature: [Signature] Date: 2/3/26

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_

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