

**FILE NUMBER:** Z1024-0374  
**REQUEST FOR:** Rezoning and Comprehensive Plan Amendment  
**CASE MANAGER:** John Cervantes, Senior Planner

## **PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, February 24, 2025  
City Council: Monday, March 17, 2025  
City Council: Monday, July 7, 2025

## **PROJECT UPDATE:**

The applicant has submitted a revised concept plan that includes the following changes:

- The townhome development previously proposed on Tracts 2 (south of Clay Mathis Rd and Lawson Rd) has been removed from the request.
- The three-building development on Tract 1 (east of Clay Mathis and Lawson Rd) has been modified by increasing the size one of the buildings to 8,000 square feet and will be limited to uses permitted by right in the General Retail zoning district. The remaining two 7,500-square-foot buildings may accommodate General Retail uses and/or contractor trade uses.

The remainder of this report remains unchanged. While the applicant revised the concept plan, the request was not returned to the Planning and Zoning Commission, as the revised scope is more limited than the original proposal.

## **GENERAL INFORMATION**

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**Applicant:** Bohler Engineering TX, LLC on behalf of Lawson and Clay Properties, LLC  
**Requested Action:** Rezone to Planned Development (PD) – General Retail (GR) on Tract 1 and PD – Townhouses (TH) on Tract 2. Comprehensive Plan Amendment to change the Future Land Use designation to Neighborhood Retail on Tract 1 and Medium Density Residential on Tract 2.  
**Location:** 2200 Lawson Rd

## **PLANNING AND ZONING ACTION**

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**Decision:** On February 24 2025, Commissioner Melend made a motion to approve the requested zoning change with the recommendation to allow trade/special contractor uses on Tract 1 and to include a dog park on Tract 2. The motion was seconded by Commissioner Cumby and the motion carried 6-1, with Commissioner Walker opposed.

## SITE BACKGROUND

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Platting:	Unplatted; platting will be required as part of the permitting process.
Size:	6.171 +/- acres
Current Zoning:	PD – Mixed Use (Ord.4038)
Future Land Use:	Medium Density Residential (Tract 1) and Parks, Open Space, and Drainage (Tract 2)
Zoning History:	1974: Annexed and zoned Agriculture 1986: Rezoned to PD (Ord.2286) 1999: Amended PD Ord.2286 (Ord.3287) 2009: Amended PD Ord.3287 (Ord.4038)

Surrounding Zoning and Land Uses (see attachment 3):

	<b><u>ZONING</u></b>	<b><u>EXISTING LAND USE</u></b>
<b>NORTH:</b>	Agriculture	Vacant
<b>SOUTH:</b>	PD – Mixed Use (Ord.4038)	Vacant & Low-Density Residential
<b>EAST:</b>	PD – Mixed Use (Ord.4038)	Low Density Residential & Pre School
<b>WEST:</b>	PD – R-1A Single Family Residential (Ord.3474)	Vacant

## CASE SUMMARY

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Lawson and Clay Properties, LLC is requesting a zoning change to allow for a flex-office development with contractor uses, in addition to those permitted in the General Retail (GR) district on Tract 1, as well as a townhouse development on Tract 2. The proposal includes modifications to development standards, permitted uses, and a Comprehensive Plan Amendment. This amendment would change the Future Land Use designation for Tract 1 from *Medium Density Residential* to *Neighborhood Retail*, and for Tract 2 from *Parks, Open Space, and Drainage* to *Medium Density Residential*.

The subject properties are located at the south and west corners of the intersection of Lawson Road and Clay Mathis Road. Tract 1, which spans approximately 3 acres, will feature three buildings: two buildings of 7,000 square feet each and one building of 8,750 square feet, along with 76 parking spaces. The requested modification for Tract 1 permits the inclusion of bay doors that will face Lawson Rd as part of the development, as outlined in Attachment 9 (Exhibit B) Development Standards.

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Tract 2, also covering approximately 3 acres, will accommodate a 20-unit townhouse development at a density of 6.3 units per acre. The development will consist of five buildings: two with five units each, one with four units, and two with three units each. The lots will be 25 feet wide and 90 feet deep, with driveways that are 20 feet wide and 20 feet long. Each townhouse will feature a 10-foot rear yard, a two-car garage, and a two-car driveway. There will be 11 on-street parking spaces for visitors. Tract 2 will adhere to all requirements outlined in Section 2-502 of the Zoning Ordinance, except for the requested modifications related to building lot depth, principal building separation, units per building, maximum height, open space, and perimeter fencing/screening as shown in Attachment 7. Additionally, a Homeowners' Association (HOA) will be established for Tract 2 to manage and maintain the open space and infrastructure within the residential development.

## **MESQUITE COMPREHENSIVE PLAN**

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The Future Land Use Map within the *Mesquite Comprehensive Plan* designates the subject properties as Medium Density Residential on Tract 1 and Parks, Open Space, and Drainage on Tract 2. The applicant proposes changing the future land use designations to Neighborhood Retail on Tract 1 and Medium Density Residential on Tract 2.

The Medium Density Residential designation is intended for denser single-family development in the range of 6-12 units per acre. The *Mesquite Comprehensive Plan* offers the following strategies for this land use designation:

- Medium Density residential should be buffered and/or protected from major roadways, but accessible to the major roadway network and commercial establishments.
- Subdivisions should only directly access local streets
- Medium Density Residential can be used as a traditional use between low density areas and higher intensity uses, such as commercial retail, and industrial activity.
- New medium density residential should be implemented as a master planned development.

The Parks, Open Space, and Drainage designation land use generally preserves open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. The *Mesquite Comprehensive Plan* offers the following strategies for this land use designation:

- This category reserves space on the future land use plan for parks and open space across the City, however, parks and open spaces may also be included in other developments such as commercial centers and residential subdivisions.

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- Parks and open spaces should be incorporated into the natural floodway system.
  - Parks and open space facilities should be located in areas to ensure pedestrian and vehicular accessibility from residential uses.

Neighborhood Residential establishes a variety of retail and personal service businesses that meet the daily needs of residents at small-and-medium development scale ranging from 1,500 square feet to 45,000 square feet. The Mesquite Comprehensive Plan offers the following strategies for Neighborhood Retail:

- Neighborhood Retail should be located on arterial roadways or collector roadways.
- This land use should serve as a buffer from roadways for residential areas.
- A combination of screening increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.
- Neighborhood Retail provides transitional land use between residential uses and higher-intensity commercial land uses.

## MESQUITE ZONING ORDINANCE

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**SEC. 5-311.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 Neighborhood Retail designation incorporates characteristics of development with ideals in line with the underlying future land use strategies. Tract 1 provides increased setbacks with enhanced landscape and screening from adjacent residential properties. The land use also takes advantage of the economic value of Lawson Road as a public arterial. The Medium Density Residential designation provides a transitional land use between the higher-intensity retail use and the Low Density Residential areas to east. Thus, the PD helps maintain the characteristics of the existing area and encourages sustainable growth of future developments.**

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:** Staff has determined that the proposed redevelopment is necessary based on current trends and facts. First, with the future expansion of Lawson Road, relocating the Medium Density Residential land use on Tract 1 away from the public arterial to local streets would better align with the Comprehensive Plan. Medium Density Residential areas are more suitably served by local streets. Second, the City of Mesquite does not have any plans to develop a public park on Tract 2, and part of the area lies outside the floodplain. Allowing development of Tract 2 would contribute to improving the city's housing stock.

**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 PD will create a blend of nonresidential and residential uses, designed to ensure compatibility with neighboring properties. The General Retail zoning for Tract 1 will support the growth of local businesses and enhances economic development. To ensure compatibility with the neighboring properties, staff would not recommend allowing speciality contractors as a permitted use. Adding townhouses on Tract 2 will expand housing options, increasing affordability and accessibility for residents.

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

**Staff Comments:** Although the proposed development would change the Mesquite Comprehensive Plan's Future Land Use Map, it maintains distance from

the adjacent flood plain and reallocates the Medium-Density Residential designation. In addition, it designates land as Neighborhood Retail which will accommodate the expanding population while providing adequate buffering from residential uses.

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." This is accomplished by incorporating smaller-scale leasable space in an area without existing retail. The development of townhomes will create medium-density housing supporting Strategic Goal 4.1, "develop policies that promote well-designed residential neighborhoods with a mixture of housing options and amenities."

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 single-family homes. These requirements help mitigate potential impacts on neighboring residential areas. In addition, in the GR zoning district does not allow outdoor storage. However, the proposed PD would allow special trade contractors with bay doors fronting Lawson Road which could increase the intensity of the uses by incorporating businesses that load and offload materials and equipment.

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

**Staff Comments:** Recent years have seen increased development activity in the area surrounding the subject property within the City of Mesquite, including the Ridge Ranch subdivision to the southwest. The proposed PD represents a smaller-scale investment that can complement and support future growth. By introducing new residential and commercial opportunities, the project has the potential to attract further investment, drive infrastructure improvements, and enhance economic activity in the area.

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 current zoning of the property utilizes development standards in conformance with the Interim K-20 Development Code which the City has not fully employed.**

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 through the site to support development. Additionally, the concept plan accounts for the future expansion of Lawson Road, incorporating wider build lines to accommodate this right-of-way 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: Tract 1 follows the prototypical development standards outlined in the GR zoning district with increased setback requirements to provide larger buffers between developments. In addition, townhouses are not currently permitted by right within the City of Mesquite in any zoning district unless approved as a Planned Development. Tract 2 of the proposed PD would provide an alternative housing type that is not widely available throughout the city.**

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 purpose of the Code is achieved on Tract 1 as the site design maintains the separation of non-residential uses from adjacent residential properties. However, due to the constraints of limited land area and drainage challenges, Tract 2 currently lacks amenities and open space. The proposed PD, with its modifications and flexible development standards, allows for a more viable townhome development than what would be achievable under the strictly applied standard zoning regulations.**

11. Any other legally sufficient standard under Texas law.

**Staff Comments: No comments.**



## **CONCLUSIONS**

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### **ANALYSIS**

Staff has thoroughly reviewed the proposed requirements in the PD. While the standards outlined in the PD differ from several typical City standards, Staff believes that the proposed PD will be adequately supported by the planned infrastructure. Additionally, the Comprehensive Plan Amendment to Medium Density Residential and Neighborhood Retail is consistent with the objectives of the Mesquite Comprehensive Plan, as it enhances the availability of diverse housing options while supporting businesses that will benefit the local economy. Staff considers the proposed development to be an appropriate and compatible use with neighboring developments, although minor adjustments to the overall design are recommended. Specifically, it may be beneficial to exclude special trade contractors as a permitted use and to reconsider the inclusion of bay/garage doors, as these could lead to increased delivery traffic, noise, and unsightly storage of heavy-load vehicles, equipment, and materials.

### **RECOMMENDED ACTION**

Staff recommends approval of the zoning change to PD – GR on Tract 1 and PD – TH on Tract 2, along with the Comprehensive Plan Amendment to change the Future Land Use designation to Neighborhood Retail on Tract 1 and Medium Density Residential on Tract 2, with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan), with the following condition:

- Special trade contractors and bay/garage doors are prohibited on Tract 1

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to those within 400 feet. As of February 28, 2025, two responses have been received. One letter in opposition was received and one letter without comment. Returned notices can be found in Attachment 11.

## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Applicant's Letter of Intent
7. Proposed Modifications
8. Legal Description (Exhibit A)
9. Development Standards (Exhibit B)
10. Concept Plan (Exhibit C)
11. Returned Notices

# Aerial Map



Location: 2200 Lawson Rd



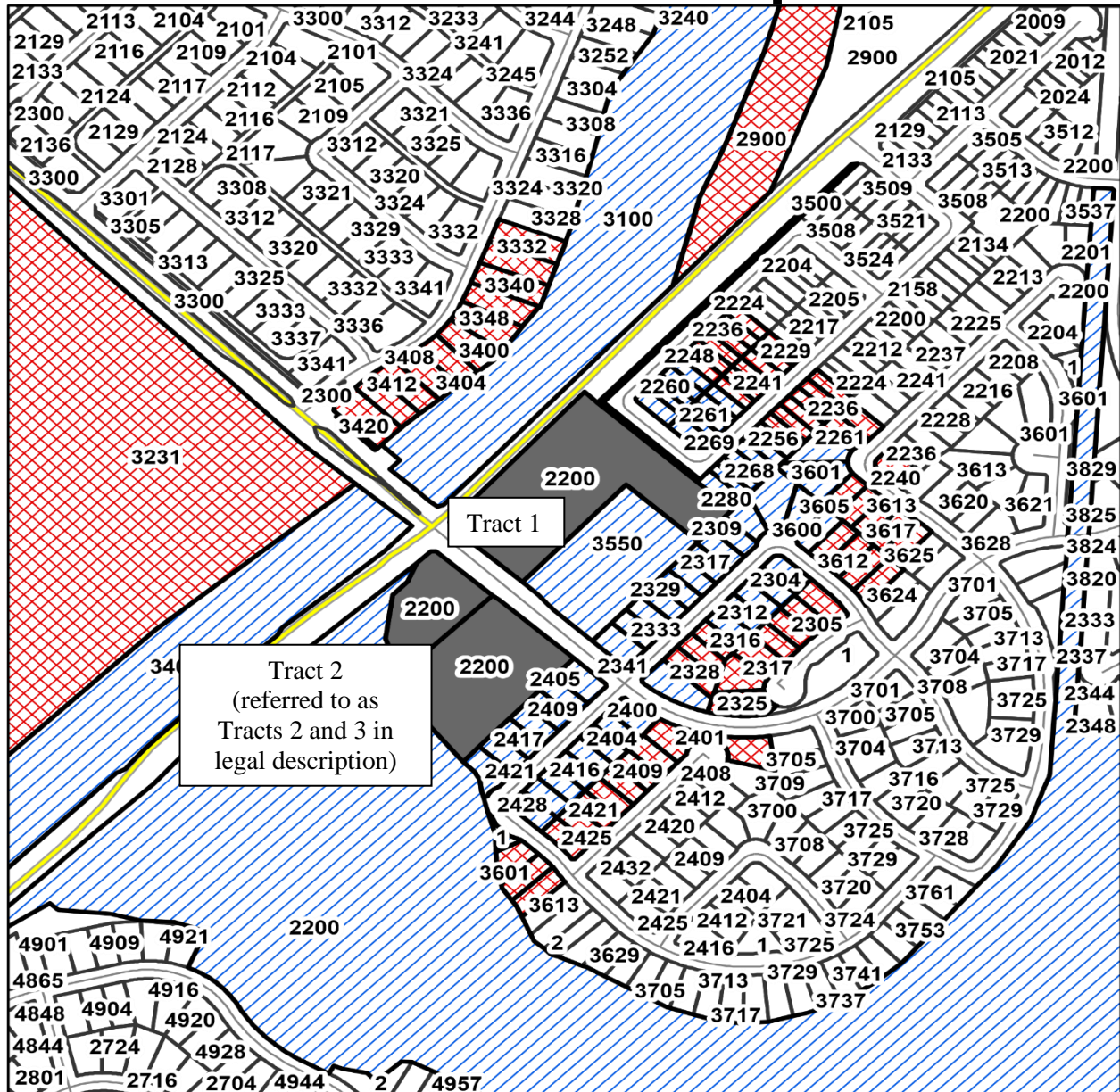
## Legend



Subject Properties



# Notification Map



Location: 2200 Lawson Rd



## Legend



Subject Properties



Notice Area



Courtesy Notice Area



# Zoning Map



Location: 2200 Lawson Rd

## Legend



Subject Properties



Mixed Use



Agriculture



Single Family Residential



# Future Land Use Map



Location: 2200 Lawson Rd

## Legend



Subject Properties



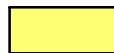
Medium Density Residential



Public/Semi-Public



Parks, Open Space, Drainage



Low-Density Residential





***Tract 1, facing east from Lawson Road.***



***Tract 1, facing northwest from Clay Mathis Road.***





*Tract 2, facing southeast from Clay Mathis Road.*



*Tract 2, facing west from Clay Mathis Road.*

**ATTACHMENT 6 – APPLICANT’S LETTER OF INTENT**



2600 Network Blvd, Suite 310  
Frisco, TX 75034  
469.458.7300

**Letter of Intent  
Planned Development Application**

Submitted on behalf of:  
Lawson and Clay Properties LLC  
659 Creekway Dr,  
Irving, TX 75039

Submitted by:  
Bohler Engineering TX, LLC  
2600 Network Blvd, Suite 310  
Frisco, TX 75034  
469-458-7300  
Mr. Mathias Haubert, P.E.  
mhaubert@bohlereng.com

Submitted to:  
The City of Mesquite, Texas  
Planning and Zoning Department  
1515 N. Galloway Ave.  
Mesquite, TX 75149  
972-216-6216

October 24, 2024



## ATTACHMENT 6 – APPLICANT’S LETTER OF INTENT



Page 2 of 2

Dear Staff,

Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, is pleased to submit this Statement of Intent and Purpose along with our application to the City of Mesquite (the "City") in support of a Planned Development application. This application, if approved, will allow for a flex-office and fee simple townhouse uses on ±6.17 acres, located at the southern and eastern corners of Clay Mathis Rd. and Lawson Rd.

The project parcel is currently zoned PD-Mixed Use, with a future land use of Mixed Use (MU). The proposed PD zoning would have a base zoning district of GR – General Retail for Tract 1. Tracts 2 will have base development standards for Townhouses as outlined in Section 2-502 of the Code of the City of Mesquite zoning regulations.

The proposed development is located adjacent to the future Lawson Rd expansion which will allow for a premium location for flex office spaces. The flex offices will provide a much-needed service for local Mesquite residents to allow small business owners a space for their operational needs further providing benefit to the local community and City of Mesquite. The proposed townhomes units will blend well with the existing adjacent residential neighborhoods, further providing quality housing options for Mesquite residents. The proposed townhouse density of 6.6 units per acre is less than the code specified maximum reducing the strain on local facilities including fire, traffic, and police services compared to the allowed maximum of 8.0 units per acre.

The City of Mesquite is growing and will continue to grow, and office and storage spaces are often needed for individuals, as well as small businesses. This development will allow the residents of Mesquite to free up their homes and pursue their entrepreneurial aspirations. This facility will promote job growth and be a critically useful development for Mesquite residents in the City for years to come.

Additionally, this proposition has been developed in conjunction with the residents of the surrounding neighborhoods. Based on the community's feedback, it was clear that the local residents did not want multifamily developments in their corner of Mesquite. Thus, this proposition for fee-simple townhouses represents an opportunity for the citizens of Mesquite to take ownership of their home as well as have a stake in their community. The townhouses in this development will provide a quality housing option that complements the existing Falcons Lair residential area as well as the City as a whole.

The entire development team looks forward to working with the City to make this development vision for the parcel a reality. Our team respectfully requests approval of this Planned Development zoning request.

## ATTACHMENT 7 – PROPOSED MODIFICATIONS

#	ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL
<b>Tract 1</b>			
1	Uses: Specialty Trade Contractors	Prohibited	Allowed
2	Setbacks  Section 3-301	25-foot front and exterior  0-foot rear and interior	25-foot front and exterior setback  25-foot rear interior setback (adjacent to residential)  15-foot rear and interior (adjacent to non-residential)
3	Screening Section 1A-303	8-foot high long-span precast concrete decorative screening wall	8-foot masonry screening wall
<b>Tract 2</b>			
#	ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL
1	Minimum Lot Depth  Section 2-502 A.2	100 feet	90 feet
2	Minimum Separation  Section 2-502 A.12	26 feet	10 feet
3	Maximum Height  Section 2-502 A.10	2 stories, but up to 35 feet on interior lots	3 stories, 45 feet.
4	Maximum Number of Units per Building 2-502.A.13	4 Units	5 units
5	Minimum Open Space  Section 2-502 A.14	40%	37%

6	Screening Section 2-502.C	A long-span precast concrete decorative screening wall, eight (8) feet in height, shall be erected and maintained at the perimeter of the district. Provided, however, that such wall shall not be required to extend into a required front or exterior side yard and shall not be erected so as to obstruct traffic visibility at alley, street or drive intersections.	Screening shall be required for any townhouse use adjacent to single-family residential uses. Required screening shall be an 8' solid wooden fence or masonry screening wall. Screening shall not be required for any townhouse use adjacent to the floodplain.
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Exhibit A – Legal Description

TRACT 1:

**BEING** a tract of land situated in the J.S. Ramsey Survey, Abstract No. 1189, Mesquite, Dallas County, Texas, and being that tract of land described as **Tract 1** in Special Warranty Deed to Lawson & Clay Properties LLC recorded in Instrument Number 202000186856 of the Official Public Record of Dallas County, Texas, and being more particularly described by metes and bounds as follows: THENCE along the said west right-of-way line and the east line of said Wave Properties, LLC tract the following courses of distances:

**BEGINNING** at an “X” cut in concrete found for corner, said corner being in the northeast rightof-way line of Clay Mathis Road (variable width right-of-way), said corner being the west corner of Lot 1, Block B of Falcon’s Lair North Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600115322 of the Official Public Records of Dallas County, Texas;

**THENCE** North 47 degrees 17 minutes 54 seconds West, along the northeast right-of-way of said Clay Mathis Road, a distance of 206.37 feet to a 1/2 inch iron rod with yellow plastic cap stamped “2509” for corner, said corner being in the northeast right-of-way line of said Clay Mathis Road, said corner also being in the southeast right-of-way line of Lawson Road (variable width right-of-way);

**THENCE** North 43 degrees 22 minutes 32 seconds East, along the southeast right-of-way line of said Lawson Road, a distance of 6.40 feet to an “X” cut in concrete found for corner;

**THENCE** North 42 degrees 37 minutes 57 seconds East, continuing along the southeast rightof-way line of said Lawson Road, a distance of 485.89 feet to a 1/2 inch iron rod found for corner, said corner being in the southwest line of Tract 1, Block A of The Villages of Falcon’s Lair Phase 1, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004035, Page 3115 of the Official Public Records of Dallas County, Texas;

**THENCE** South 47 degrees 20 minutes 31 seconds East, along the southwest line of said Tract 1, Block A, and along the southwest line of Lot 1, Block D of said The Villages of Falcon’s Lair Phase 1, a distance of 441.73 feet to a 1/2 inch iron rod with yellow plastic cap stamped “TXHS” set for corner, said corner being the south corner of said Lot 1, Block D, said corner also being in the northwest line of Lot 10, Block G of Falcon’s Lair-Phase 4B, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2003250, Page 332 of the Deed Records of Dallas County;

**THENCE** South 42 degrees 42 minutes 16 seconds West, along the northwest line of said Lot 10, Block G, and along the northwest line of Lots 8 and 9, Block G of said Falcon’s Lair-Phase 4B, an addition to the city of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2003250, Page 332 of the Deed Records of Dallas County;

**THENCE** North 47 degrees 21 minutes 31 seconds West, along the northeast line of said Lot 1, Block B, a distance of 235.3 feet to a 1/2 inch iron rod found for corner, said corner being the north corner of said Lot 1, Block B;

**THENCE** South 42 degrees 37 minutes 38 seconds West, along the northwest line of said Lot 1, Block B, a distance of 367.37 feet back to the **POINT OF BEGINNING** and containing **130,994.48 square feet** or **3.007 acres** of land.

**TRACT 2:**

**BEING** a tract of land situated in the J.S. Ramsey Survey, Abstract No. 1189, Mesquite, Dallas County, Texas, and being that tract of land described as Tract 2 and Tract 3 in Special Warranty Deed to Lawson & Clay Properties LLC recorded in Instrument Number 202000186856 of the Official Public Record of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an “X” cut in concrete found for corner, said corner being in the southwest right-of-way line of Clay Mathis Road (variable width right-of-way), said corner being the north corner of Lot 1, Block A of Falcon’s Lair-Phase 4A, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2003047, Page 1 of the Deed Records of Dallas County, Texas;

**THENCE** South 42 degrees 40 minutes 11 seconds West, along the northwest line of said Lot 1, Block A, and along the northwest lines of Lot 2, 3, 4, 5, 6, and 7, Block A of said Falcon’s LairPhase 4A, a distance of 392.30 feet to a 5/8 inch iron rod with yellow plastic cap stamped “HUITT” found for corner, said corner being the west corner of said Lot 7, Block A, said corner also being in the east line of that tract of land described as Tract 1 in Special Warranty Deed to Flurd Corporation recorded in Instrument Number 201600362822 of the Official Public Records of Dallas County, Texas;

**THENCE** North 38 degrees 25 minutes 51 seconds West, along an east line of said Flurd Corporation tract, a distance of 142.53 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 18 degrees 34 minutes 00 seconds West, continuing along an east line of said Flurd Corporation tract, a distance of 118.82 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 22 degrees 01 minutes 18 seconds West, continuing along an east line of said Flurd Corporation tract, a distance of 16.47 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 22 degrees 25 minutes 37 seconds West, continuing along an east line of said Flurd Corporation tract, a distance of 44.26 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 32 degrees 37 minutes 02 seconds West, continuing along an east line of said Flurd Corporation tract, a distance of 36.39 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 26 degrees 18 minutes 07 seconds West, continuing along an east line of said Flurd Corporation tract, a distance of 20.16 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 11 degrees 37 minutes 31 seconds East, continuing along an east line of said Flurd Corporation tract, a distance of 66.59 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 07 degrees 38 minutes 01 seconds East, continuing along an east line of said Flurd Corporation tract, a distance of 66.59 feet to a point for corner;

**THENCE** North 38 degrees 37 minutes 21 seconds East, continuing along an east line of said Flurd Corporation tract, a distance of 50.16 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 14 degrees 05 minutes 37 seconds East, continuing along an east line of said Flurd Corporation tract, a distance of 52.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped “TXHS” for corner;

**THENCE** North 28 degrees 56 minutes 13 seconds East, continuing along an east line of said Flurd Corporation tract, a distance of 7.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped “TXHS” for corner, said corner being in the south right-of-way line of Lawson Road (variable width right-of-way);

**THENCE** North 48 degrees 40 minutes 15 seconds East, along the south right-of-way of said Lawson Road, a distance of 52.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped “TXHS” for corner;

**THENCE** South 89 degrees 20 minutes 23 seconds East, along the southeast right-of-way of said Lawson Road, a distance of 11/51 feet to an “X” cut in concrete set for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 47 degrees 24 minutes 14 seconds East, along the southwest line of said Clay Mathis Road, a distance of 97.61 feet to an “X” cut in concrete found for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 48 degrees 50 minutes 09 seconds East, continuing along the southwest rightof-way line of said Clay Mathis Road a distance of 81.21 feet to an “X” cut in concrete found for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 48 degrees 38 minutes 23 seconds East, continuing along the southwest rightof-way of said Clay Mathis Road, a distance of 18.86 feet to an “X” cut in concrete found for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 47 degrees 21 minutes 53 seconds East, continuing along the southwest rightof-way of said Clay Mathis Road, a distance of 49.93 feet to an “X” cut in concrete found for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 47 degrees 40 minutes 33 seconds East, continuing along the southwest rightof-way of said Clay Mathis Road, a distance of 95.75 feet to an “X” cut in concrete found for corner, said corner being in the southwest right-of-way of said Clay Mathis Road;

**THENCE** South 47 degrees 22 minutes 14 seconds East, continuing along the southwest rightof-way of said Clay Mathis Road, a distance of 95.38 feet back to the POINT OF BEGINNING and containing **137,818.74 square feet or 3.164 acres of land.**

**EXHIBIT B - PLANNED DEVELOPMENT STANDARDS  
Z1024-0374**

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning districts are General Retail (“GR”) for Tract 1, Townhouses (“TH”) for Tract 2, as shown on Exhibit C. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

**TRACT 1**

Except as provided herein, the portion of this PD for GR (3.007 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract 1 include the permitted uses in the GR district as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

1. The following uses in addition to any land use permitted in the GR Zoning district are permitted on Tract 1:
  - i. Special Trade Contractors
    1. Plumbing Heating, Air Conditioning
    2. Painting, Paper Hanging, Decorating,
    3. Electrical
    4. Masonry, Tile Setting, Plastering
    5. Carpentering, Flooring (Interior)
2. Any land use requiring a Conditional Use Permit (“**CUP**”) in the GR zoning district, as amended, is only allowed if a CUP is issued for the use.
3. Any land use prohibited in the GR zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the GR base zoning district, Tract 1 is subject to the following.

1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications can include the following:
  - i. Placement of the buildings provided that required setbacks are met.



- ii. Placement of driveways or thoroughfares provided that required parking is met.
- 2. Setbacks
  - i. Front and Exterior Setback: 25 feet
  - ii. Rear and Interior Setback adjacent to non-residential uses: 15 feet
  - iii. Rear and Interior Setback adjacent to residential uses: 25 feet
- 3. Screening/Fencing
  - i. An eight (8) foot high masonry screening wall and a buffer tree line shall be established and maintained along the property line abutting the residential district. The tree line may be located on either side of the wall provided that both the wall and tree line be located on the nonresidential property.
- 4. Garage/bay doors for normal business operations shall be permissible to front Lawson Rd, but not Clay Mathias Rd, in the flex-office spaces.

## TRACT 2

Except as provided herein, the portion of this PD for TH (3.164 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

**A. Permitted Land Uses.** The permitted uses on Tract 2 include the following:

- 1. Single-Family Attached Dwellings
  - i. Duplex Two-family Dwellings,
  - ii. Townhouse Dwellings, and
  - iii. Other Attached Dwellings

**B. Development Standards.** In addition to the regulations for Townhouses, as outlined in Section 2-502 of the Code of the City of Mesquite, the requirement of the Planned Development is subject to the following.

- 1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications can include the following:



- i. Placement of the buildings provided that required setbacks are met.
- ii. Placement of driveways or thoroughfares provided that required parking is met.

**2. Lot and Area Regulations.**

- i. Minimum Right-of-Way Width: 55 feet
- ii. Minimum Separation of Principle Buildings: 10 feet
- iii. Minimum Lot Depth: 90 feet
- iv. Maximum Number of Units per Building: 5 units
- v. Maximum Height: 3 stories or 45 feet

**3. Landscaping and Open Space**

- i. Minimum Open Space: 37%

**4. Screening/Fencing**

- i. Screening shall be required for any townhouse use adjacent to single-family residential uses. Required screening shall be an 8' solid wooden fence or masonry screening wall.
- ii. Screening shall not be required for any townhouse use adjacent to the floodplain.



ATTACHMENT 11 – RETURNED NOTICE(S)



RECEIVED

FEB 24 2025

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

PLANNING AND ZONING

**LOCATION:** 2200 Lawson Rd  
**PROPERTY IDs:** 65118907510010700, 65118907510011000 and 65139867010080000  
**FILE NUMBER:** Z1024-0374  
**APPLICANT:** Bohler Engineering TX, LLC on behalf of Lawson and Clay Properties, LLC  
**REQUEST:** From: Planned Development (PD) – Mixed Use (Ord.4038)  
To: PD – General Retail (GR) (Tract 1) and PD – Townhome (TH) (Tract 2)

The requested Zoning Change to a PD-GR and PD-TH would allow a retail development with contractor uses in addition to uses permitted in the GR district on Tract 1 and a townhome development on Tract 2. The request includes modifications to the development standards, permitted uses, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and Parks, Open Space, and Drainage to Medium Density Residential on Tract 2. 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 a tract of land situated in the J.S. Ramsey Survey, Abstract No. 1189, Mesquite, Dallas County, Texas, and being that tract of land described as Tract 1, Tract 2, and Tract 3 in Special Warranty Deed to Lawson & Clay Properties LLC recorded in Instrument Number 202000186856 of the Official Public Record of Dallas County, Texas

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, February 24, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, March 17, 2025**, located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6344 or [jcervantes@cityofmesquite.com](mailto:jcervantes@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 p.m. on **February 20, 2025**, to be included in the Planning and Zoning Commission packet and, by **February 28, 2025**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z1024-0374

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Ben Gomez + Charles Wood Sr

2417 Becard Dr

Date: 2-19-25

Reasons (optional):

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

ATTACHMENT 11 – RETURNED NOTICE(S)

packet. All notices received after the listed dates will still be accepted and presented to 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: Z1024-0374

More information is available at:

[www.cityofmesquite.com/ZoningCases](http://www.cityofmesquite.com/ZoningCases)

Name:(required)

Address of

Noticed Property:

Owner Signature:

Lidia Hernández  
2429 Spoonbill Ct Mesquite TX 75181  
Lidia Hernández Date: 2-20-25

Comments:

RECEIVED

FEB 24 2025

PLANNING AND ZONING

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