



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0326-0445
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 11, 2026
City Council: Monday, June 1, 2026

GENERAL INFORMATION

Applicant: Erica Salazar, Elite Emerald Construction LLC
Requested Action: A Conditional Use Permit to allow a Primary Outdoor Storage Yard.
Location: 4501 Interstate Highway 30

PLANNING AND ZONING ACTION

On May 11, 2026, the Planning and Zoning Commission voted 7-0 to approve the requested Conditional Use Permit with Staff's stipulations.

SITE BACKGROUND

Platting: Lot 2R, Block 2, Tally Town Addition
Size: 3.01 acres
Zoning: C, Commercial
Future Land Use: Commercial
Zoning History: 1954 - Annexed and zoned Residential
1964 - Rezoned to Commercial

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and EXISTING LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding zoning and land use descriptions.

## **CASE SUMMARY**

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Elite Emerald Construction, LLC requests a Conditional Use Permit (CUP) to allow a Primary Outdoor Storage Yard at 4501 IH 30. Elite Emerald Construction, LLC will use the outdoor storage yard to store a variety of materials, including but not limited to, a) barricades, traffic control and signage, b) building materials, c) parking for trucks, trailers, and equipment, and d) maintenance parking. A new office building, size limited to 6,000 square feet, is proposed on a portion of the property, with the associated office parking in the front of the building along the IH 30 frontage road. The subject property is the site of a former mobile home dealership that was developed in 1980; however, it has not been in operation since 2005.

The applicant operates a paving contractor business and has construction equipment in addition to materials needed to repair roadways. The equipment includes 5 bobcats, 5 mini excavators, 5 rubber-tire backhoe loaders, and one milling machine. The materials to be stored on site include rebar, 2x4s, 2x8s, and the traffic materials listed above. Typically, construction crews use materials delivered directly to the jobsite, but occasionally bulk orders are stored in the proposed storage yard. The Mesquite Zoning Ordinance (MZO) allows a paving contractor by right in Commercial zoning, provided that any outdoor storage complies with Section 3—600 of the MZO.

The MZO requires screening for outdoor storage areas. The applicant proposes an eight-foot cedar fence that meets minimum standards. Staff recommends a board-on-board configuration along street frontages to improve the site's visual appearance, along with landscaping. This landscaping should include a mix of trees, shrubs, berms, and plantings that meet or exceed ordinance requirements and enhance the corridor's appearance.

The concept plan includes an office facing the frontage road and parking for customers and employees. The proposed building's size is estimated at 5,000 to 6,000 square feet. The applicant must submit a site plan prior to construction. This site plan will include a final size of the proposed office building, as well as elevations, parking, and landscaping details.

Primary outdoor storage is allowed with a CUP in Commercial zoning. The MZO defines primary outdoor storage as "such storage which constitutes a principal use on the premises or is conducted without a permanent building on the premises, which utilizes more than fifty (50) percent of the premises, or which otherwise exceeds the limitation of an accessory storage area." The proposed office building and parking will occupy less than 50% of the property; therefore, outdoor storage is a primary use on the property. If the applicant were to reduce the amount of outdoor storage below 50% of the lot, then a CUP would not be required.

## **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates the subject property as Commercial with Corridor Development on the Future Land Use Map (see 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. Commercial development should be located along highways and major arterial

roadways. Corridor Development focuses on developments that are highly visible, have a high quality, and cater to highway traffic. The Comprehensive Plan emphasizes Corridor development should cater to retail, commercial, office park, mixed use or entertainment uses and should avoid uses that involve outdoor storage. Corridor development should also incorporate enhanced landscaping, such as parking lot trees and landscaping along roadway frontages.

**STAFF COMMENTS:**

*Staff finds that the proposed contractor office use is allowed by right and conforms to the Commercial with the Corridor Development future land use designation. While a Primary Outdoor Storage Yard does not align with the Comprehensive Plan, it is staff's opinion that, with appropriate landscaping, screening, and limits on outdoor storage use, it could be an acceptable use and would allow the redevelopment of an underutilized property that has not been in use for over 20 years.*

**MESQUITE ZONING ORDINANCE**

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**SECTION 5-310.N: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS**

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

**STAFF COMMENTS:**

*With the appropriate stipulations on landscaping, screening and what could be stored outdoors, the proposed use will not negatively impact surrounding properties and will operate in a manner consistent with commercial standards.*

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

**STAFF COMMENTS:**

*While a Primary Outdoor Storage Yard does not align with Corridor Development, with the appropriate stipulations on screening and enhanced landscaping, the proposed use could still meet the overall intent of allowing a redevelopment of a property that has been vacant since 2005 with a new commercial development, which results in the property being brought into conformance with the current development standards.*

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

**STAFF COMMENTS:**

*The proposed CUP could support two of City Council's 2025-2026 Strategic Goals - 4.1, "promote investment in new and existing business," and 4.3, "promote revitalization of targeted retail and business centers." While the property is not one of the Targeted Areas identified in the strategic plan, granting the CUP would allow a property that has been vacant since 2005 to be redeveloped.*

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

**STAFF COMMENTS:**

*As part of the site plan process for the new building, the property will be required to be brought into compliance with the current development standards, particularly landscaping and repairing or replacing the existing parking lot.*

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 surrounding area includes similar commercial and service-oriented uses. The proposed use will remain compatible and will not adversely affect nearby properties or property values.*

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

**STAFF COMMENTS:**

*The area has experienced limited recent development, but existing uses establish a stable commercial pattern.*

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:** *Public facilities are available and currently in use for the adjacent businesses. The applicant will be required to extend the necessary public facilities, specifically fire hydrants, as needed.*

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

**STAFF COMMENTS:**

*The applicant will be required to provide the minimum number of required parking based on the final building size in accordance with the minimum parking requirements in the MZO for a contractor 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:** *City staff does not believe there will be an additional nuisance that will violate the Mesquite City Code.*

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** *None at this time.*

## CONCLUSIONS

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### ANALYSIS

The request for a CUP to allow for a primary outdoor storage yard is consistent with the existing land uses within the immediate area of the subject property and the applicant will meet all the required conditions set forth in 5-310.N (Approval Standards for Conditional Use Permits) and 3.603.B (Outdoor Storage) as listed below.

- 1) Type materials: Storage shall be limited to goods and materials customarily outside and resistant to damage and deterioration from exposure to the elements.
- 2) Location: Outdoor storage shall not be located in any required front or exterior side yard; shall not obstruct or eliminate any required parking or loading space, access drive, or fire lane; or occupy any street right-of-way.
- 3) Height: Storage of stacked materials shall not exceed the height of the screening fence or eight (8) feet, whichever is less. Individual items of greater height may be stored but may not exceed one-half the height of the principal building.
- 4) Screening: All outdoor storage shall be screened by a permanently maintained solid wood fence or solid masonry wall at least six feet in height along any side facing a front or exterior side property line, any side facing a rear or interior side property line adjacent to a district that does not allow outdoor storage as a permitted use, or any other side generally open to public view.
- 5) Surfacing: Storage areas shall be surfaced as follows:
  - a. Storage of goods and materials shall be conducted only on a paved surface or an approved all-weather surface of crushed rock which is maintained in a dust-free condition.
  - b. The storage of vehicles, trailers, and equipment which is normally intended to be mobile, whether self-propelled or towed, shall be conducted only on an approved asphalt or concrete surface which is provided in accordance with the requirements for parking areas.

With proper screening, surfacing, and site design, the development will function as a compatible commercial use and comply with City standards.

### STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the request is warranted with stipulations, as it meets the review criteria in Section 5-310(N) of the MZO and is consistent with the Mesquite Comprehensive Plan.

Staff suggests the following stipulations:

1. The outdoor storage area shall be limited to the areas shown on the attached Concept Plan and shall be no larger than a standard-sized backhoe loader or medium excavator
2. The applicant shall install a screening fence at least eight (8) feet in height.

3. The applicant shall install a board-on-board cedar fence, a masonry screening wall, or a combination of the two along the IH-30 frontage road, Big Town Boulevard, and the southern property line. The applicant may install chain link fencing along the northern and eastern property lines.
4. The screening fence/wall along Big Town Blvd shall be setback at least 25 feet from the right-of-way line.
5. The screening fence/wall shall not be any closer to the right-of-way line of the IH-30 frontage road than the proposed building.
6. In addition to meeting the landscaping requirements in Section 1A of the MZO, the applicant shall install landscaping, including trees, shrubs, berms, and plantings, along the length of the IH-30 frontage road and Big Town Boulevard, creating a cohesive and harmonious streetscape edge.
7. Prior to CUP issuance, a site plan shall be reviewed and approved by City Staff based on compliance with the MZO and City Code.
8. The site plan shall clearly delineate parking, storage areas, screening, and landscaping elements.
9. The CUP is approved solely for Elite Emerald Construction LLC, and the CUP 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.
10. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO during any consecutive twelve (12) month period, then Elite Emerald Construction LLC shall automatically forfeit the CUP.

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request without stipulations
- or
2. Recommend denial of the request.

## **PUBLIC NOTICE**

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Notices were mailed to property owners within 200 feet of the property and courtesy notices were mailed within 400 feet of the property. As of May 18, 2026, staff has not received any responses from property owners within the 200-foot statutory notification area, but has received one response in opposition from a property owner within the courtesy notice area.

## **ATTACHMENTS**

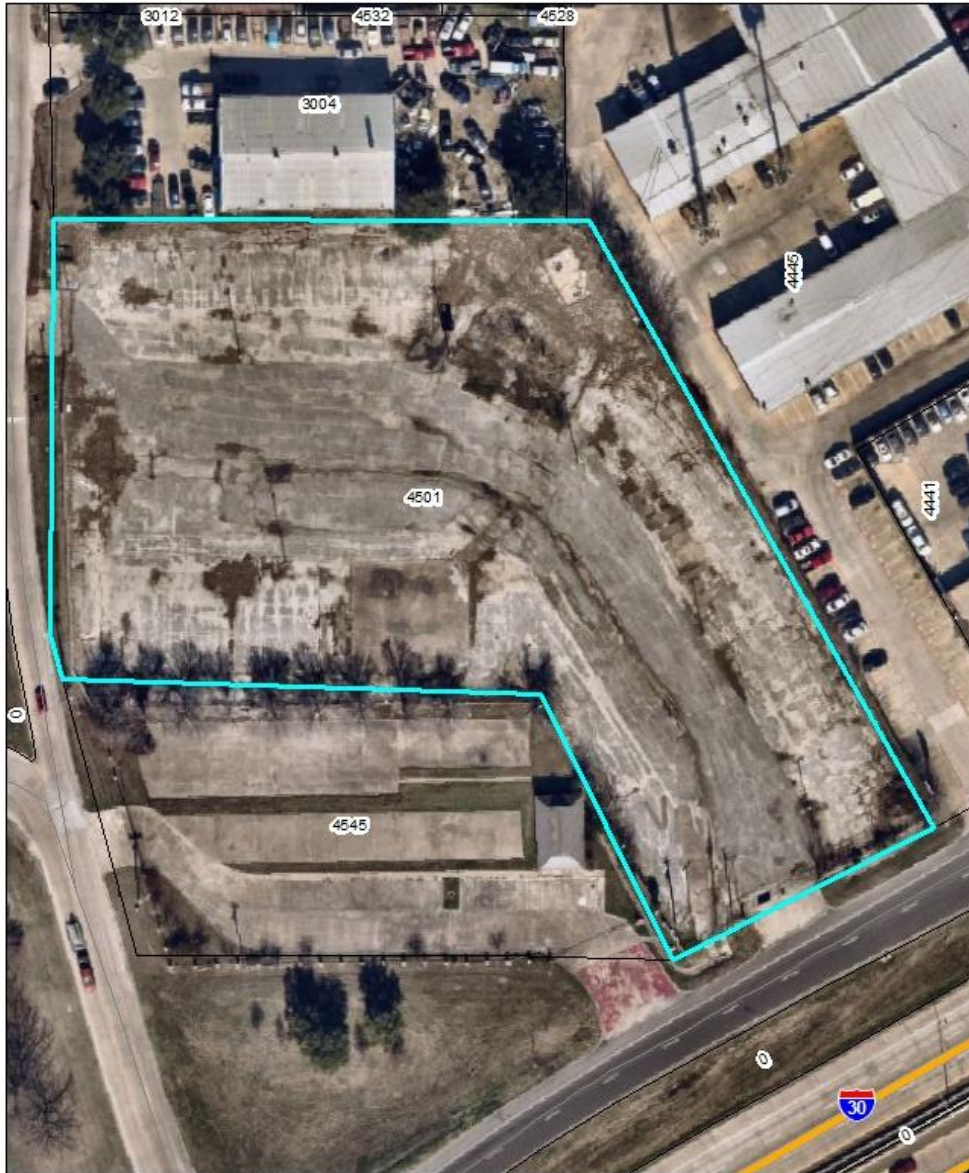
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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures

**File No.: Z0326-0445**  
**Conditional Use Permit**

6. Letter of Intent
7. Pictures of Equipment
8. Concept Plan
9. Returned Notices

# Aerial Map

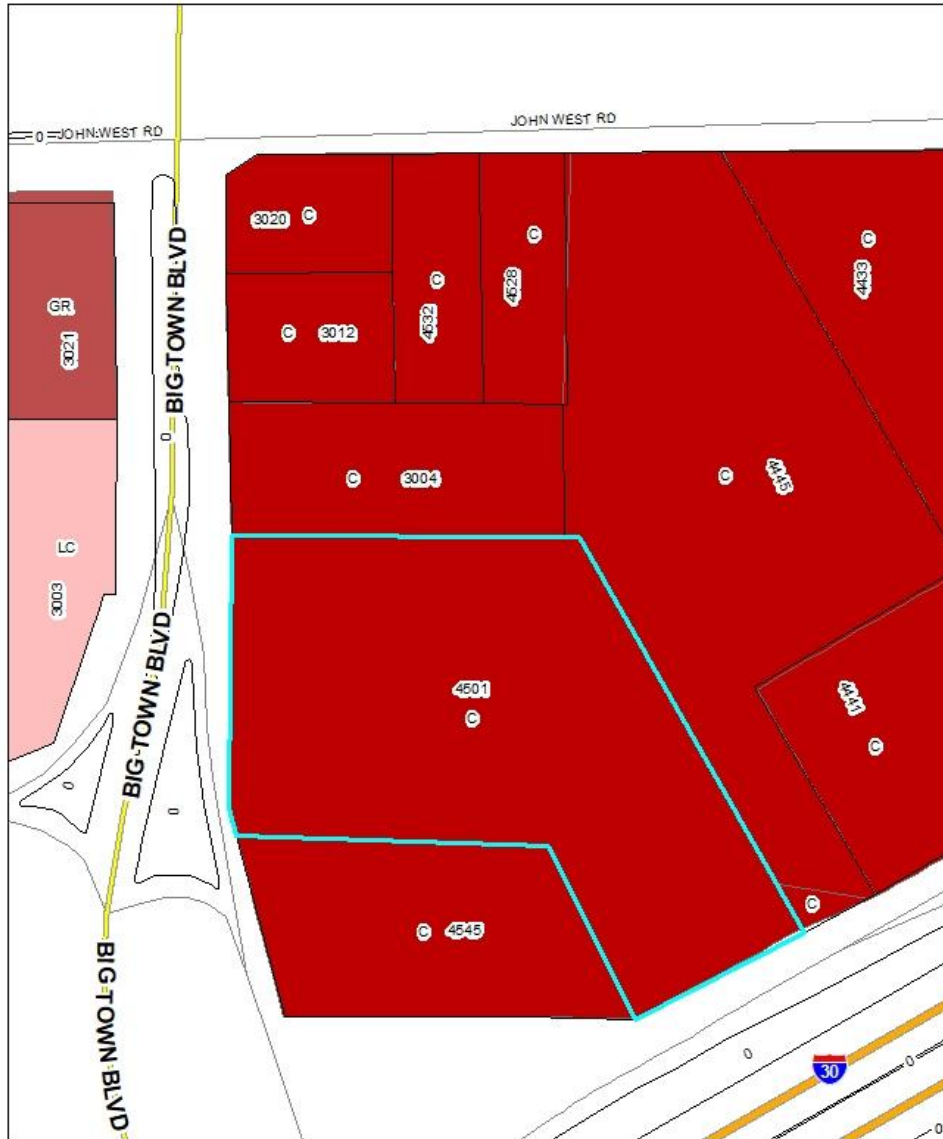


**Location: 4501 IH 30**  
**DCAD: 382005000202R0000**  
**Request: CUP for Outdoor Storage**





# Zoning Map



Property Address - 4501 IH 30

### Legend - Base Zones


-  Subject Properties
-  Commercial
-  Light Commercial
-  General Retail



# Future Land Use Map



Address: 4501 IH 30

 Subject Property

### Legend

 Commercial



**ATTACHMENT 5 – SITE PICTURES**



View of the public notice sign.



Subject property from IH 30 Frontage Road



Elite Emerald Construction, LLC  
P.O. BOX 495445  
Garland, TX 75049  
eliteemeraldconstruction@gmail.com  
(214) 770 – 6087

Re: Condition Use Permit : 4501 I30 Mesquite, TX 75150

To whom it may concern,

This is a letter of intent for a conditional use permit for 4501 I30 Mesquite Tx.

The requested conditional use permit is for outdoor storage on a lot zoned commercial in an approved use of a lot. No other changes are being requested to this property and the overall development of said property.

Regards,

**Erica Salazar**

President / Owner

**ATTACHMENT 7 – PICTURES OF EQUIPMENT**

**Pictures of Construction Equipment**  
(Pictures provided by the applicant from their current site in Garland)



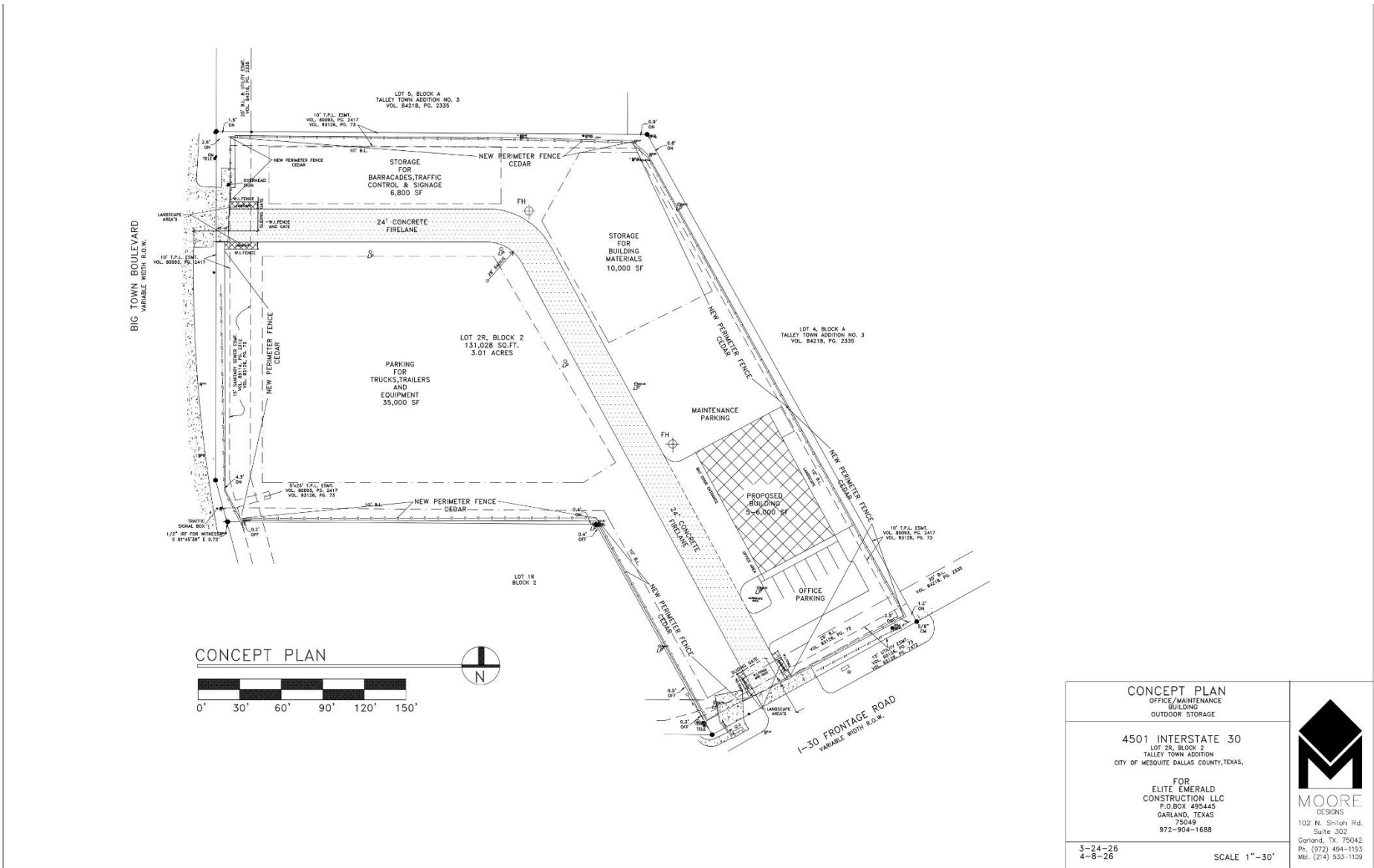
Bobcat and rubber-tire backhoe loaders




Bobcat and rubber-tire backhoe loaders



Rubber-tire backhoe loader and mini excavator



CONCEPT PLAN OFFICE/MAINTENANCE BUILDING OUTDOOR STORAGE		 <b>MOORE</b> DESIGNS 102 N. Shiloh Rd. Garland, TX 75042 Ph: (972) 494-1193 Mbl: (214) 553-1109
4501 INTERSTATE 30 LOT 2R, BLOCK 2 TALLEY TOWN ADDITION CITY OF MESQUITE DALLAS COUNTY, TEXAS.		
FOR ELITE EMERALD CONSTRUCTION LLC P.O. BOX 490445 GARLAND, TEXAS 75049 972-904-1688		
3-24-26 4-8-26	SCALE 1"=30'	



RECEIVED  
MAY 08 2026  
PLANNING AND ZONING

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

**LOCATION:** 4501 Interstate Highway 30 (See attached map for reference)  
**PROPERTY ID:** 382005000202R0000  
**FILE NUMBER:** Z0326-0445  
**APPLICANT:** Elite Emerald Construction

**REQUEST:** From: C - Commercial  
To: C – Commercial with a Conditional Use Permit for Primary Outside Storage Yard

The requested zoning change from Commercial to Commercial with a Conditional Use Permit for Primary Outside Storage Yard located at 4501 Interstate Highway 30. 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**

Lot 2R, Block 2, Tally Town Addition, Block 2

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **May 11, 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, **June 1, 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) 216-6344 or [chorner@cityofmesquite.com](mailto:chorner@cityofmesquite.com)

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this notice. As a property owner within 400 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 **May 7** to be included in the Planning and Zoning Commission packet and by 5 pm on **May 15** 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: Z0326-0445

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Chuck Raleigh  
4433 H-30 Mesquite, TX 75150  
Date: 5/5/26

Reasons (optional):

TPO industrial for the area

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