MESQUITE
TEXAS
Real. Texas. Service.
PLANNING AND ZONING DIVISION

FILE NUMBER: Z0526-0450
REQUEST FOR: Planned Development – Light Commercial with a Conditional Use Permit
CASE MANAGER: Carolyn Horner, AICP

PUBLIC HEARINGS

Planning and Zoning Commission:	Monday, June 8, 2026
City Council:	Monday, July 6, 2026

GENERAL INFORMATION

Applicant:	Song Widdon, PLLC on behalf of Prosperity Fire Protection
Requested Action:	Rezone from North Gus Thomasson Corridor District to Planned Development – Light Commercial with a Conditional Use Permit to allow office and warehouse operations with an outdoor storage yard with modified development standards.
Location:	2909 Live Oak Drive

PLANNING AND ZONING ACTION

On June 8, 2026, the Planning and Zoning Commission voted 6-0 to approve the requested Zoning Change and Conditional Use Permit with Staff's stipulations.

SITE BACKGROUND

Platting:	The property is unplatted and requires platting.
Size:	~0.98 acres
Zoning:	NGTC, North Gus Thomasson Corridor
Future Land Use:	Gus Thomasson Corridor Special Planning Area
Zoning History:	1954: Annexed into City of Mesquite, Zoned Residential. 1955: Rezoned to LR, Local Retail 1973: Rezoned to GR, General Retail 2008: Rezoned to North Gus Thomasson Corridor District

Surrounding Zoning and Land Uses (see attachment 3):

	ZONING	EXISTING LAND USE
NORTH:	NGTC	Office Park
SOUTH:	NGTC	Office Building, Service Station
EAST:	NGTC	Crossroads Village Apartments
WEST:	NGTC	Service Station

CASE SUMMARY

The applicant proposes a change of zoning of the property located at 2909 Live Oak Drive, from North Gus Thomasson Corridor to Planned Development – Light Commercial (PD-LC) with a Conditional Use Permit (CUP), for Prosperity Fire Protection to operate its service headquarters, warehouse, and screened outdoor storage uses on property owned by America Properties LLC. Prosperity Fire Protection is a locally based fire protection contractor specializing in fire suppression systems and related safety services. The company obtained a Certificate of Occupancy for office use at the subject property in May 2025. The applicant is requesting to use the second existing building for light equipment maintenance and indoor storage of fire protection materials, including sprinkler heads, piping, valves, fittings, and related components, and to establish an outdoor storage yard.

On April 6, 2026, City Council denied the applicant's request to rezone the property to PD-LC **without** a CUP. During the City Council meeting, the applicant was asked whether they would be willing to pursue a CUP to allow the outdoor storage and indicated that they did not wish to do so. Following the denial, the applicant submitted a new rezoning application for PD – LC **with** a CUP. The addition of the CUP constitutes a substantive change from the previous application. As a result, staff granted an exemption from the one-year waiting period that typically applies following a denial, allowing the new request to move forward for consideration.

The applicant is requesting that the PD allow uses that are permitted by right in the LC zoning district, which does allow specialty contractor uses such as fire protection, and that the outdoor storage use be permitted through a CUP. The outdoor storage items will consist of two or three company trucks (such as pickup trucks), two trailers (the type hauled by the pickup trucks), and bundles of sprinkler system piping material, and will be screened by an 8-ft tall solid fence (Attachment 8) and the inventory will be stacked no higher than 7.5 feet, ensuring stored materials remain below the fence line and screened from public view.

The NGTC is a form-based code where the intent is to encourage redevelopment of the Gus Thomasson corridor with compact, pedestrian-oriented, and mixed-use developments. The City has made significant infrastructure improvements along the 4400-4500 block of Gus Thomasson (known as the Thomasson Square Project) to improve pedestrian access and connectivity in the surrounding area. The proposed rezoning would remove the property from the NGTC District and would further allow office uses and warehouse operations with an outdoor storage yard with modified development standards.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the Gus Thomasson Corridor Special Planning Area. The *Plan* envisions this special planning area as "a revitalized neighborhood commercial center with a mix of uses to serve the surrounding neighborhood. The new Corridor will feature a mix of new development and redevelopment that complements the character of the district and brings new life to the once-thriving commercial center."

STAFF COMMENTS:
The proposed PD to allow Prosperity Fire Protection to occupy a vacated building in the Gus Thomasson Corridor could further the Plan's vision of the area. Locating Prosperity Fire Protection's storage at this site could allow for much-needed reinvestment in the area, including improvements to the landscaping, screening, and updating the building to meet current building code requirements.

The City has hired a planning consulting firm that is conducting a corridor study called the North Gus Thomasson Corridor Study, which is expected to be completed in summer 2026. The corridor study is expected to provide further insights and recommendations on land uses and zoning for the Gus Thomasson Corridor, which encompasses property along the Gus Thomasson Road from northern city limits to North Mesquite Drive and encompasses the subject property. Staff notes that this proposed PD-LC may or may not align with the future recommendations of the North Gus Thomasson Corridor Study, currently anticipated for completion in summer 2026.

MESQUITE ZONING ORDINANCE

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

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

   STAFF COMMENTS: The proposed Planned Development promotes the public health, safety, and welfare by encouraging commercial development in an vacant accessory building. The applicant will bring the site into compliance with City Code.

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

   STAFF COMMENTS: The proposed amendments do not conflict with the Mesquite Comprehensive Plan, which designates the subject property as part of the Gus Thomasson Corridor Special Planning Area. However, as noted previously, the subject property and surrounding properties are included in the North Gus Thomasson Corridor Study, which may provide further insights on future land 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 2025–2026 Strategic Goal 4.1 to promote investment in new and existing businesses. This proposed Planned Development allows for redevelopment options along this Corridor**.**

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

   STAFF COMMENTS: The rear building on the subject property is currently unused, and the applicant and operator on the site will bring the site up to current City Code, including platting, landscaping, and parking**.**

5. The compatibility with the existing uses 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 for the proposed outside storage area, updating landscape to current code standards, such as solid screening with tree and shrub buffers, and providing office and warehouse uses on an vacant site. The proposed warehouse and outdoor storage use is compatible with neighboring commercial uses. Like nearby service-oriented businesses, the site will experience routine vehicle movement by employees and contractors, though it will not be open to general public foot traffic.

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

   STAFF COMMENTS: In the immediate surrounding area, there are multiple existing uses, including office, service station, and multi-family. The surrounding area is not being actively redeveloped at this time, and the proposed use is similar to the existing uses 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 property is currently zoned with North Gus Thomasson Corridor (NGTC). The proposed PD-LC with a CUP will allow a screened outside storage area for items such as company vehicles, two small work trailers, and bundles of steel pipes, which would not be allowed in the NGTC zoning district. The existing building would be repurposed to interior storage of smaller items, rather than remaining vacant. The company is currently officing out of the front building.

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: Existing public facilities, including roads, water, and sewer infrastructure, are available for the developer to update on the subject property as needed to support the proposed development.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

   STAFF COMMENTS: The proposed PD district offers a greater level of public benefit compared to the lack of development under the existing zoning district by increasing screening and landscape buffers along the public street, recycling an existing building for a new use, rather than demolishing it, screening the outside storage with a solid wall, and upgrading the utility connections.

   The proposed user has worked with the City of Mesquite Fire Marshal's office to verify that the existing fire protection on site, plus the new improved fire lane, are compliant with the current fire code.

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: These proposed standards demonstrate how repurposing the existing rear building into a warehouse with outdoor storage and enhanced screening is an improvement in quality over the previous instance of being vacant.

11. Any other legally sufficient standard under Texas law.

    STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The applicant's proposed development will provide office and warehouse space. The request will be for a single tenant redevelopment of a vacant site. The PD includes stipulations, which will allow accessory outside storage through a CUP, ensure solid screening is provided, and regulate the on-site parking of work trucks and trailers. All standards that are not mentioned in the PD will revert to the standards within the MZO.

Staff presented information about the ongoing North Gus Thomasson Corridor study, and that this property is within the boundaries of that study. The results of the study are expected to be presented to the City Council this summer. Staff noted that this request may not be in line with

the results of the Corridor study; however, Staff also notes that the Corridor study may find that this specific area of the Corridor is the best use for this proposed tenant.

STAFF ASSESSMENT

Based on the information contained in the application and the analysis of the facts of record, Planning Staff concludes that approval of the zoning change PD-LC with a CUP to allow office and warehouse operations, with an outdoor storage yard, and modified development standards is warranted. The proposal is consistent with the Comprehensive Plan and meets the review criteria in Section 5-311(N) of the MZO.

The proposed ordinance would establish a PD-LC zoning district and incorporate Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan). The ordinance would also grant a CUP to allow accessory outdoor storage. The following stipulations are recommended as conditions of approval for the CUP:

1. The CUP shall comply with all stipulations and exhibits of the associated PD ordinance.

2. The CUP is approved solely for Prosperity Fire Protection and is not transferable or assignable. Any new applicant must apply for a new CUP per Mesquite Zoning Ordinance procedures.

3. Accessory Outdoor Storage shall be located as shown on the Concept Plan and shall be limited to bundles of black steel pipe (1-1/4" to 6"), not more than three company trucks (light load vehicle), and two trailers. Material stacking height is limited to 7.5 feet. Outdoor storage unrelated to fire protection services is expressly prohibited.

4. Upon a third conviction for CUP violations within any 12-month period, the Building Official shall initiate revocation proceedings, including revocation of the Certificate of Occupancy, following all applicable procedures. Upon completion of those procedures, the CUP shall be revoked and the use shall no longer be authorized.

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

1. Recommend approval of the request

or

2. Recommend approval of the request with stipulations.

PUBLIC NOTICE

City staff mailed notices to all property owners within 200 feet of the subject property. As of June 4, 2026, City staff has received one returned notice supporting the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description
8. Proposed Planned Development Standards and Summary
9. Concept Plan
10. Returned Public Notice (if any)

ATTACHMENT 1 – AERIAL MAP

Aerial Map

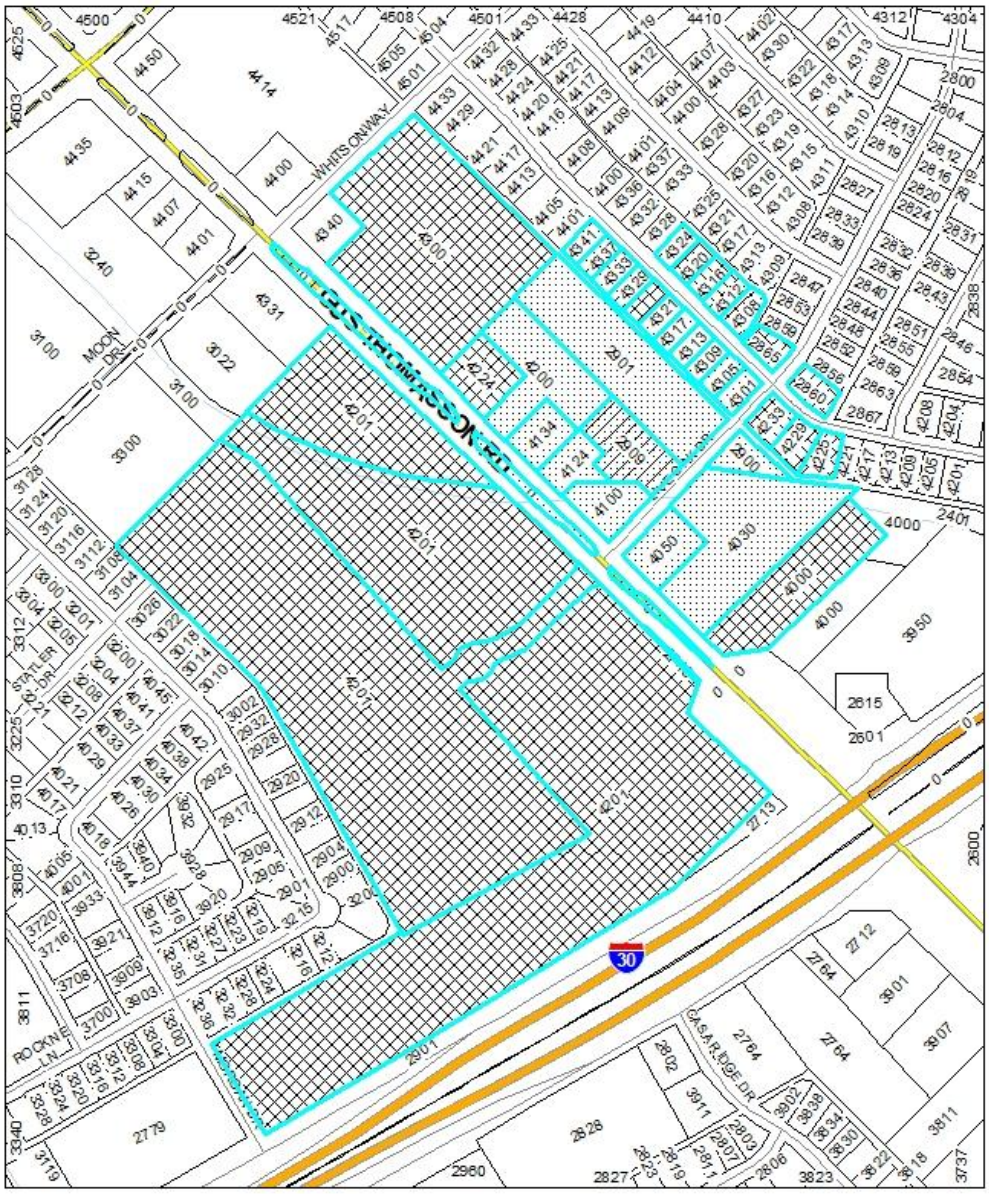
Case: Z0526-0450
Address: 2909 Live Oak
Request: Change of Zoning and a CUP

Subject Property

N

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



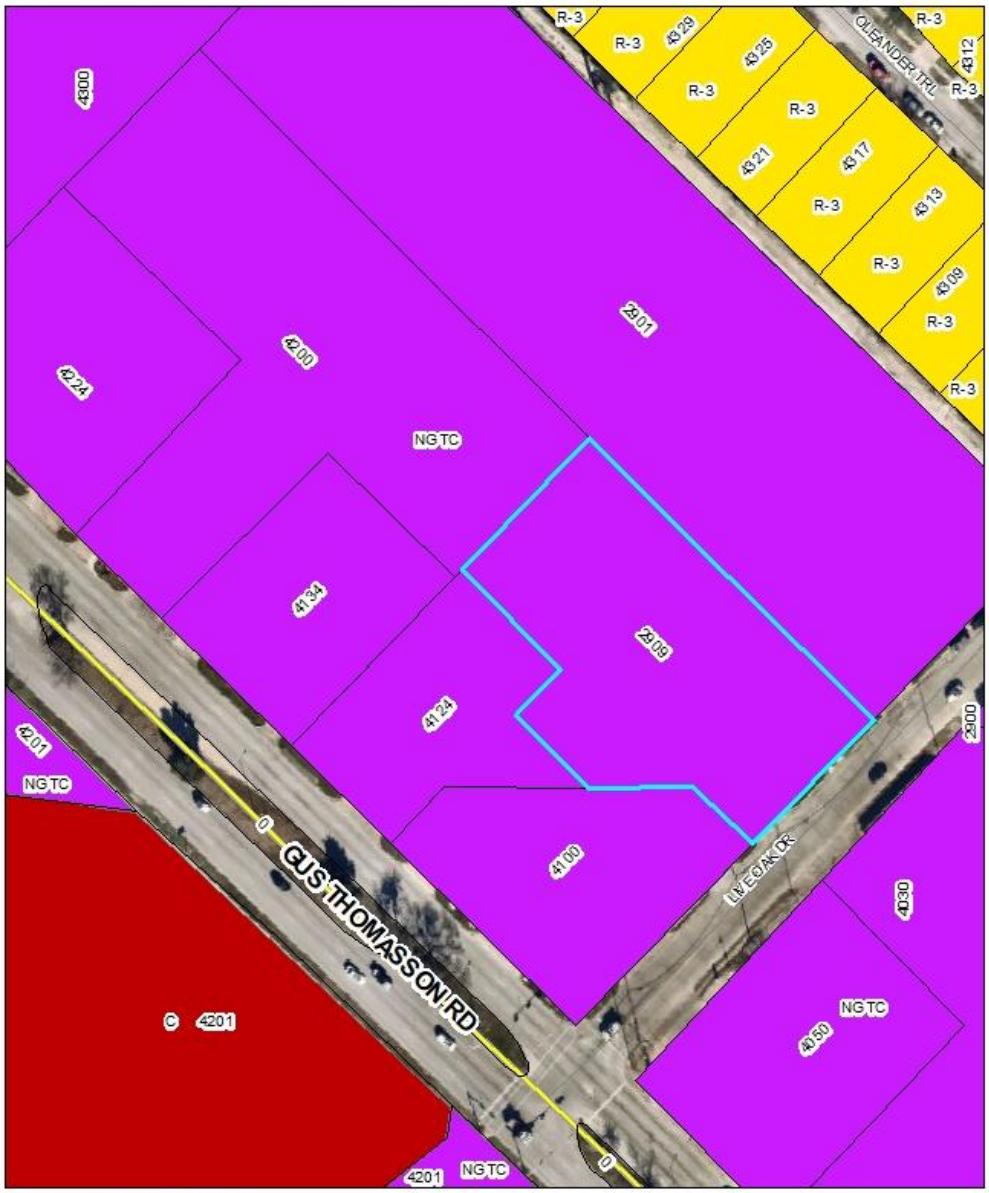
Case: Z0526-0450
Address: 2909 Live Oak Drive
Request: Change of Zoning to PD-LC with a CUP

Subject Property
Required Notices
Courtesy Notices

N

ATTACHMENT 3 – ZONING MAP

Zoning Map



Case: Z0526-0450
Address: 2909 Live Oak
Request: Change of Zoning and a CUP

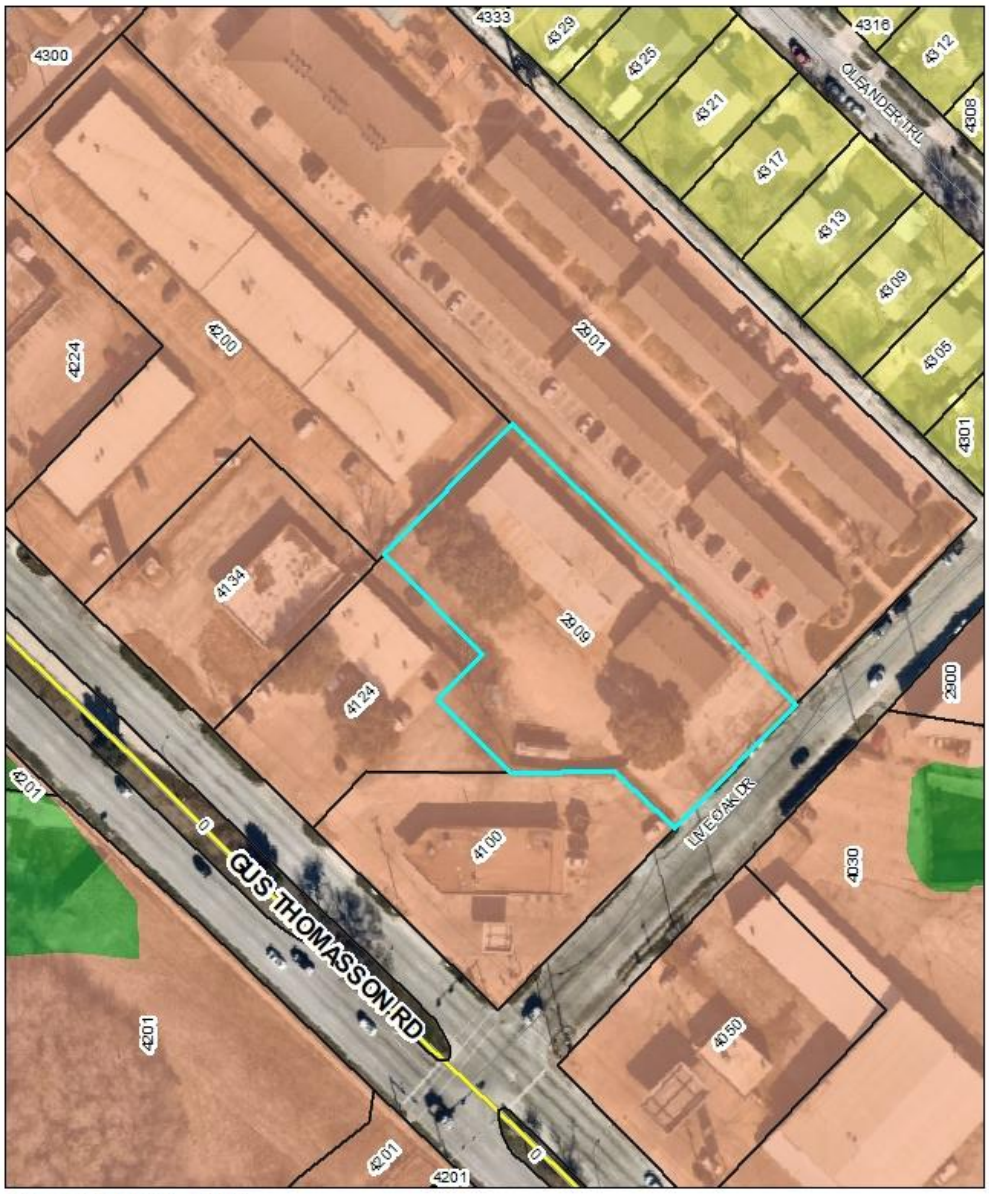
Legend

- Subject Properties
- Gus Thomasson Corridor
- Commercial
- Single Family Residential

N

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Case: Z0526-0450
Address: 2909 Live Oak
Request: Change of Zoning and a CUP

Legend

- Subject Property
- Parks, Open Space, Drainage
- Gus Thomasson Corridor
- Low Density Residential

N

ATTACHMENT 5 – SITE PHOTOS

Subject property facing east from Live Oak.

MESQUITE TEXAS Real. Texas. Flavor.

City of Mesquite
Zoning Change
Packet

Please print legibly. This application can also be completed online at LINK

Application Checklist

- ☐ Completed Application
- ☐ Statement of Intent and Purpose
- ☐ Zoning Exhibits A & B
- ☐ Owner Authorization (page 6)
- ☐ Application Fee* ($1,000 plus $15 per acre for properties one acre and over)

**An additional fee may apply if a change to the Mesquite Comprehensive Plan is required.*

Property Information

General Location: North side of Live Oak Dr., West of Big Town Blvd

Physical Address: 2909 Live Oak Drive City, State: Mesquite, Texas

Zip Code: 75149

Platted: ☑ Yes ☐ No (If yes, fill in information below. If not platted a metes and bounds description is required)

Subdivision: T. Thomas Abst. 1461 Block: 251 Lot: TR 3 (ACS 0.977

Applicant Information – The person filling out the application

First Name: Alfonso Last Name: Salas

Phone Number: [redacted] Email Address: [redacted]

Company Name: Song Whiddon, PLLC

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☑ No (If no, fill in the information below)

First Name: America Properties LLC Last Name:

Phone Number: Email Address:

Mailing Address: 4015 Oak Arbor Dr. City, State: Dallas, Texas
(If different from physical address)

Zip Code: 75251

Requested Action

October 2020

CONTINUE TO NEXT PAGE

Page 1 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

Existing district classification: (Select all that apply)

Residential Zoning Districts

☐ AG – Agricultural ☐ R-1 – Single Family ☐ R-1A – Single Family ☐ R-2 – Single Family

☐ R-2A – Single Family ☐ R-3 – Single Family ☐ D - Duplex ☐ Multifamily (less than 25 dwelling units)

☐ Traditional Neighborhood Mixed Residential (TNMR)

☐ Other: _____

Non-Residential Zoning Districts

☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use

☐ CB – Central Business ☐ SS – Service Station ☐ C - Commercial ☑ I – Industrial

☐ CV – Civic

☐ Other: See accompanying CUP materials for Accessory Outdoor Storage

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Change district classification to: (Select all that apply)

Residential Zoning Districts

☐ AG - Agricultural ☐ R-1 – Single Family ☐ R-1A Single Family ☐ R-2 Single Family

☐ R-2A Single Family ☐ R-3 Single Family ☐ D - Duplex ☐ Multifamily (less than 25 dwelling units)

☐ Traditional Neighborhood Mixed Residential (TNMR)

☐ Other: _____

Note: Zero Lot Line Dwellings, Patio Homes, Townhouse Dwellings, Other Attached Dwellings (3-plex, 4-plex), Mobile Home Parks, and Multifamily Districts, all require a Planned Development. See the Planned Development application (LINK).

Non-Residential Zoning Districts

☐ O -Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use

☐ CB – Central Business ☐ SS – Service Station ☐ C - Commercial ☑ I - Industrial

☐ CV - Civic

☐ Other: _____

Describe the proposed zoning change and the purpose of the request using the space below. The following should be included:

1. Description of project use(s) and confirmation that development will meet all standards regulating the proposed zoning district and use(s).
2. Existing and proposed zoning and land use(s).
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts (exclude major thoroughfares from density calculations).
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan (https://www.cityofmesquite.com/2051/Comprehensive-Plan).

This request seeks to rezone the property at 2909 Live Oak Drive, Mesquite, Texas from the North Gus Thomasson Corridor (NGTC) District to a Planned Development (PD) District with a Light Commercial (LC) base to allow Prosperity Fire Protection to operate a fire-protection services headquarters with office, warehouse, and screened accessory outdoor storage uses.

In conjunction with this PD request, the Applicant is also requesting approval of a Conditional Use Permit (CUP) for Accessory Outdoor Storage. The requested outdoor storage will be accessory to the primary office and warehouse use and will be limited to service vehicles, equipment, piping, fittings, and related materials directly used in the Applicant's fire protection business. All outdoor storage will be confined to designated screened areas shown on the accompanying concept plan.

The existing building will be used for administrative offices, light equipment staging, and interior storage of fire-protection materials such as sprinkler heads, piping, valves, fittings, and related business equipment. The PD-LC district and requested CUP will meet or exceed applicable standards through enhanced screening, landscaping, fire access coordination, and operational limitations designed to ensure compatibility with adjacent commercial and office uses.

Key improvements include an 8-foot solid masonry, opaque metal, or wood fence, a 10-foot landscaped buffer with evergreen shrubs and canopy trees spaced approximately every 30 feet, clearly designated storage areas, and restricted outdoor activity hours of 7:00 a.m. to 7:00 p.m.

This request complies with the City of Mesquite Comprehensive Plan by supporting local business operations, promoting appropriate infill development, and maintaining orderly transitions between nonresidential districts through thoughtful design, screening, buffering, and site controls.

EXHIBIT A – Legal Description

☑ Complete ☐ N/A	1	Digital PDF copy of the Legal Description (metes and bounds) of the area encompassing the zoning request. **OR** Subdivision description of platted property or properties. Disclaimer: This method may not be used if the requested zoning change is for a portion of a lot, or unplatted property.

EXHIBIT B – Zoning Exhibit

☑ Complete ☐ N/A	2	Planimetric map, boundary survey, or other map, adequate to accurately identify and locate the property in question.

SONG WHIDDON, PLLC
Attorneys and Counselors
8131 LBJ Freeway, Suite 770
Dallas, Texas 75251
Telephone (214) 528-8400
Facsimile (214) 528-8402

Tailim Song, Esq.*
Jordan Whiddon, Esq.
Daniel Rowland, Esq.
George Zhou, Esq.
Fidel Tenorio, Esq.
Ivan Celis, Esq.
Nathan Bowers, Esq.
*Also Licensed in California

April 22, 2026

VIA EMAIL [redacted]
Carolyn Horner, AICP
Senior Planner, Planning and Development Services
City of Mesquite

RE: CUP Application / Letter of Intent
Property: 2909 Live Oak Drive, Mesquite, Texas

Dear Ms. Horner:

This letter is submitted in support of Prosperity Fire Protection's request for approval of a Planned Development with a Light Commercial base district together with a Conditional Use Permit for Accessory Outdoor Storage for the property located at 2909 Live Oak Drive, Mesquite, Texas. Prosperity Fire Protection currently operates from the property in an office capacity and seeks to continue using the site for its fire protection services business, including office, warehouse, light equipment staging, interior storage of fire-protection materials, and limited accessory outdoor storage directly related to its operations.

The requested outdoor storage will be incidental and accessory to the primary use of the property and will be limited to business-related vehicles, equipment, piping, fittings, and similar materials. All outdoor storage will be confined to designated areas of the site and screened in accordance with the site plan. This request is intended to allow continued operation of the business at the existing site in a manner that is controlled, screened, and compatible with surrounding nonresidential uses.

Respectfully submitted,

SONG WHIDDON, PLLC

/s/ Shayla Hamilton
Shayla Hamilton
Paralegal

ATTACHMENT 7 – LEGAL DESCRIPTION

Exhibit A - Legal Description

Legal Description – 2909 Live Oak Drive, Mesquite, Texas

Property Address:
2909 Live Oak Drive, Mesquite, Texas 75150

Parcel ID (DCAD Account No.):
65146125110030000

Owner of Record:
America Properties LLC
4015 Oak Arbor Drive
Dallas, Texas 75233-3605

Legal Description (as listed by Dallas Central Appraisal District):
T THOMAS ABST 1461 PG 251
TR 3 ACS 0.9779
INT202500073551 DD04092025 CO-DC
1461251100300 3CM14612511

Deed Transfer Date: April 10, 2025

Notes:
This legal description is taken directly from the Dallas Central Appraisal District (DCAD) record for parcel 65146125110030000. It represents approximately 0.98 acres of land located at 2909 Live Oak Drive, Mesquite, Texas.

Prepared by:
Song Whiddon PLLC
8131 LBJ Freeway, Suite 770
Dallas, Texas 75251
Telephone: (214) 528-8400
Date: November 2025

ATTACHMENT 8 – DEVELOPMENT STANDARDS

Exhibit B – Development Standards
Z0526-0450

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

1. **Permitted Land Uses.** The permitted uses on the PD-LC district property include the permitted uses in the LC District classification as set out in the MZO, and those permitted uses on the PD-LC district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-LC district property are identified in subsection 1.b. below.

   a. The permitted uses requiring a Conditional Use Permit ("**CUP**"), as set out in the MZO, also require a CUP for the use to be permitted on the Property. The following uses may be permitted with a CUP.

      i. Accessory Outdoor Storage

   b. Any land use prohibited in the LC Zoning District, as amended, is also prohibited unless permitted in subsection 1.c. The following uses are also prohibited:

      i. 554 Limited Fuel Sales
      ii. 593 Used Merchandise
      iii. 593a Pawnshops
      iv. 5947 Gift, Novelty, Souvenir Shops
      v. 5993 Tobacco Stores
      vi. 5999g Paraphernalia Shops
      vii. 61 Nondepository Institutions, including Alternative Financial Institutions
      viii. 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)
      ix. 753 Automobile Repair Shops
      x. 754 Automotive Services

   c. The following uses are permitted on the Property without a CUP.
      i. 1711 Fire Sprinkler Installation
      ii. 7389 Fire Protection Services

2. **Development Standards.** In addition to the requirements of the "LC" base zoning district, the PD-LC is subject to the following.

a. **Site Plan**. The site plan shall be consistent with the Concept Plan as shown in Attachment 9 and shall comply with the applicable development regulations in the MZO and Mesquite City Code. Deviations from the Concept Plan may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.

b. **Landscaping.** In addition to meeting the Light Commercial zoning district landscaping requirements in the Mesquite Zoning Ordinance (MZO), the site must include the following additional landscaping:

   i. A minimum 10-foot landscape buffer along the street frontage, including evergreen screening shrubs and canopy trees spaced approximately every 30 feet.

   ii. Ornamental trees along the property line with the adjacent multi-family development as shown on the Concept Plan, spaced approximately every 30 feet, are required.

c. **Screening.** Outdoor storage areas shall be fully enclosed by an 8-foot solid masonry or solid wood fence, with landscaped buffers along property edges visible from public right-of-way. Screening shall be installed prior to use of any outdoor storage area. Solid metal fencing is not permitted.

d. **Fencing.** All screening and security fencing on the property shall be maintained in a like-new manner, meaning any portion of fencing showing signs of deterioration, broken or missing panels, or creating a safety hazard, shall be replaced.

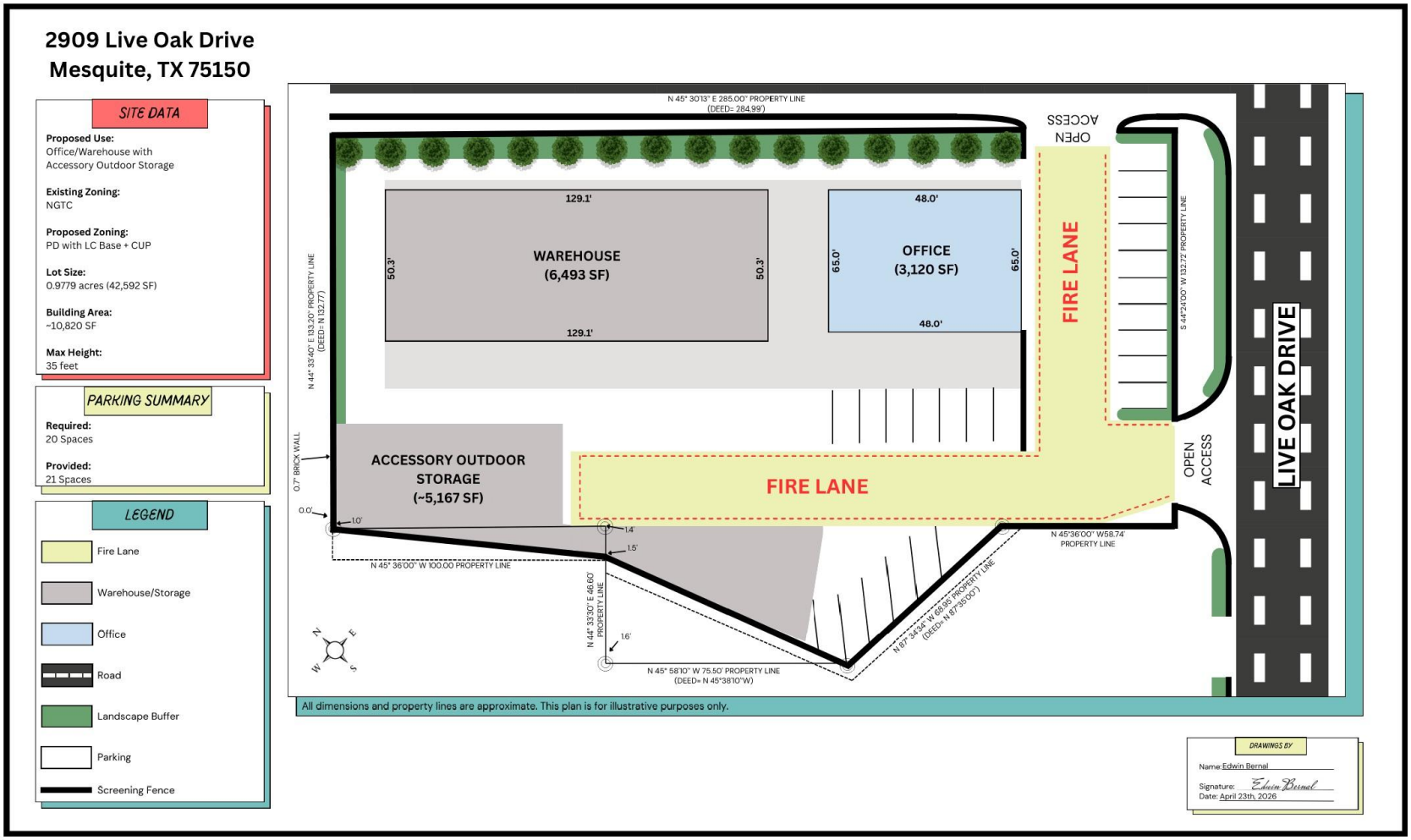
e. **Lighting:** In addition to meeting the lighting standards in the MZO, the site shall use shielded, downward-directed fixtures only.

f. **Noise and Activity:** In addition to meeting the Mesquite Noise Ordinance, no siren or alarm testing outdoors is allowed.

g. **Hours of Operation**: Monday–Friday, 7:00 a.m.–7:00 p.m.

h. **Parking**: Outdoor storage areas shall not be used for parking and shall be clearly distinguished from required parking spaces on the approved site plan.

ATTACHMENT 9 – CONCEPT PLAN



ATTACHMENT 10 –RETURNED NOTICES

MESQUITE
TEXAS
Real. Texas. Service.

RECEIVED
JUN 0 3 2026
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2909 Live Oak Drive, Mesquite, TX
(See attached map for reference)
FILE NUMBER: Z0526-0450
APPLICANT: Shayla Hamilton, SWP LLC

REQUEST: From: North Gus Thomasson Corridor To: Planned Development - Light Commercial with a Conditional Use Permit

The requested Zoning Change would allow office and warehouse operations with a screened outdoor storage yard. A list of permitted uses for each zoning district is available on the City's website at **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 0.966-acre tract of land, more specifically described as T THOMAS ABST 1461 PG 251 TR 3 ACS 0.9779, City of Mesquite, 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, **June 8, 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, **July 6, 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

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 **June 4, 2026** to be included in the Planning and Zoning Commission packet and by 5 pm on **June 18, 2026** to 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.
By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0450
I am in favor of this request ✓
I am opposed to this request _____

Name:(required) America Fuerte
Address of Noticed Property: 2909 Live Oak
Owner Signature: America Fuerte Date: 6/03/26

Reasons (optional): _____

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