



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0326-0442
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Elizabeth Douglas, Planner

PUBLIC HEARING

Planning and Zoning Commission: Monday, March 23, 2026
City Council: Monday, April 6, 2026

GENERAL INFORMATION

Applicant: William Hart, Pleasant Grove Community Baptist Church
Requested Action: Zoning change from General Retail to General Retail with a Conditional Use Permit to allow Child Day Care Services.
Property Owner: Pleasant Grove Community Baptist Church
Location: 3216 Military Parkway

PLANNING AND ZONING ACTION

Decision: On March 23, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

SITE BACKGROUND

Legal Description: Pleasant Grove Community Baptist Church, Block A Lot 1R
Size: 4.62 acres
Zoning: GR - General Retail
Existing Land Use: Church
Future Land Use: Neighborhood Retail
Zoning History: 1951: Annexed and zoned Residential
1962: Zoning changed to Local Retail
1973: Zoning changed to General Retail

Surrounding Zoning and Existing Land Uses:

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

CASE SUMMARY

The applicant, William Hart, on behalf of Pleasant Grove Community Baptist Church, is requesting approval of a Conditional Use Permit (CUP) to operate a Child Day Care Center within a portion of a new multi-space standalone building located at 3216 Military Parkway, behind the existing church facility. The proposed Child Day Care Center will occupy 4,118 square feet of the building.

The applicant previously received site plan approval for a building consisting of a 2,922-square-foot daycare and a 2,922-square-foot event center. During the building permit review process, staff identified that a CUP had not been obtained for the daycare use. Staff coordinated with the applicant to bring the request forward in accordance with standard review timelines.

The applicant is now proposing to increase the building size to 4,118 square feet for the daycare and 5,077 square feet for the event center, for a total of 9,441 square feet. As this differs from the previously approved site plan, a revised site plan will be required for review and approval. The Planning and Zoning Commission's action on the CUP should be based on the proposed building sizes reflected in the updated plan.

Representatives from the church have worked with City staff throughout the development process to ensure compliance with applicable City ordinances. The proposed event center will remain under 6,000 square feet, which is permitted in the General Retail zoning district as a minor reception facility in accordance with the City's Zoning Ordinance (Section [insert section number]). Any approval of the CUP will be subject to final site plan review and compliance with all City development standards, including review by Fire and Building officials to confirm compliance with occupancy load, egress, and parking requirements for the combined uses.

According to the applicant's letter of intent, the daycare will provide infant, toddler, preschool, and pre-kindergarten programs in a faith-based learning environment. The facility is proposed to include seven classrooms and serve up to 90 children at full capacity. This enrollment is subject to state licensing requirements and maximum capacity limits established by the Texas Health and Human Services Commission.

The church will directly manage and operate the daycare and will be responsible for hiring staff and overseeing daily operations. Staff has confirmed with the applicant that all employees will be required to meet certification and training requirements established by the State of Texas. If approved, the applicant must also comply with all applicable state licensing requirements, as well as City building, fire, and landscaping regulations prior to the daycare becoming operational.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Neighborhood Retail on the Future Land Use map. The vision for a Neighborhood Retail area is to provide a variety of retail and personal service businesses that meet the daily needs of the residents.

STAFF COMMENTS:

The proposed CUP to allow a child day care center at this location is consistent with the Mesquite Comprehensive Plan. The plan's Neighborhood Retail designation supports uses that provide convenient goods and services to surrounding residential areas, including personal and community services (Chapter 2, p. 43). Child care is an essential daily need, and the surrounding residential neighborhoods would be well-served by the proposed use.

MESQUITE ZONING ORDINANCE

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: *The proposed child day care center will provide childcare services to families within the surrounding community in a regulated environment that must comply with all applicable State licensing requirements and City building and fire codes. These requirements help ensure that the facility operates in a safe and secure manner. As such, the proposed use promotes public health, safety, and general welfare.*

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

STAFF COMMENTS: *The proposed CUP is consistent with the goals and policies of the Mesquite Comprehensive Plan, which encourages the development of community-serving uses that support surrounding neighborhoods. The proposed daycare will provide a service that supports nearby residents and working families.*

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

STAFF COMMENTS: *The proposed daycare supports the City Council's 2025–2026 Strategic Goal 4.5 to cultivate a robust pool of skilled workers and stakeholder partnerships by providing childcare services that support workforce participation and neighborhood stability.*

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

STAFF COMMENTS: *The proposed CUP will not create any non-conformities.*

5. The compatibility with the existing use 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: *Staff does not believe the proposed CUP will be injurious to the use and enjoyment of nearby properties. The proposed daycare will operate within an existing church property and is compatible with surrounding uses. Additionally, staff has confirmed the site design and building placement adequately address potential concerns regarding the proximity of nearby industrial activity by providing appropriate separation (e.g. 150-foot buffer) between the daycare area and adjacent properties. Staff does not anticipate the use will substantially diminish property values within the immediate vicinity.*

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

STAFF COMMENTS: *The surrounding area consists primarily of established development, including residential neighborhoods and community-serving uses. The proposed daycare is consistent with the existing development pattern and complements the surrounding land uses.*

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: *Staff has verified adequate public facilities and services are available to serve the proposed development. Existing utilities, roadway access, drainage infrastructure, and emergency services are in place and are expected to adequately accommodate the proposed daycare use.*

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

STAFF COMMENTS: *The site contains an existing parking lot that is expected to provide sufficient parking for the proposed daycare use. In accordance with Section 3-405 of the Mesquite Zoning Ordinance, daycare centers require one parking space per 500 square feet of floor area. Staff has verified the existing parking supply meets or exceeds this requirement (required: 19 spaces; provided: 28). Additionally, the site plan for initial 7,441-square-foot building has been reviewed by City staff, including Traffic Engineering and Fire, to ensure adequate circulation and spacing to accommodate pick-ups and drop-offs associated with the daycare use. Staff has also reviewed the proposal to increase the building to 9,441 square feet to ensure compliance.*

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 anticipate offensive lighting, odor, noise, fumes, dust, or vibrations that would constitute a nuisance or violate the Mesquite City Code, including the Mesquite Zoning Ordinance.*

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSION

STAFF ASSESSMENT

The proposed Conditional Use Permit (CUP) is consistent with the goals and policies outlined in the Mesquite Comprehensive Plan and warrants approval. Staff finds that the request appears to meet the criteria for approval of a Conditional Use Permit. The proposed child day care center is not expected to negatively impact surrounding businesses or residential uses. Additionally, the location is well-suited to provide childcare services to nearby neighborhoods and the surrounding community.

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

1. Recommend approval of the request with stipulations
or
2. Recommend denial of the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of March 26, 2026, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map

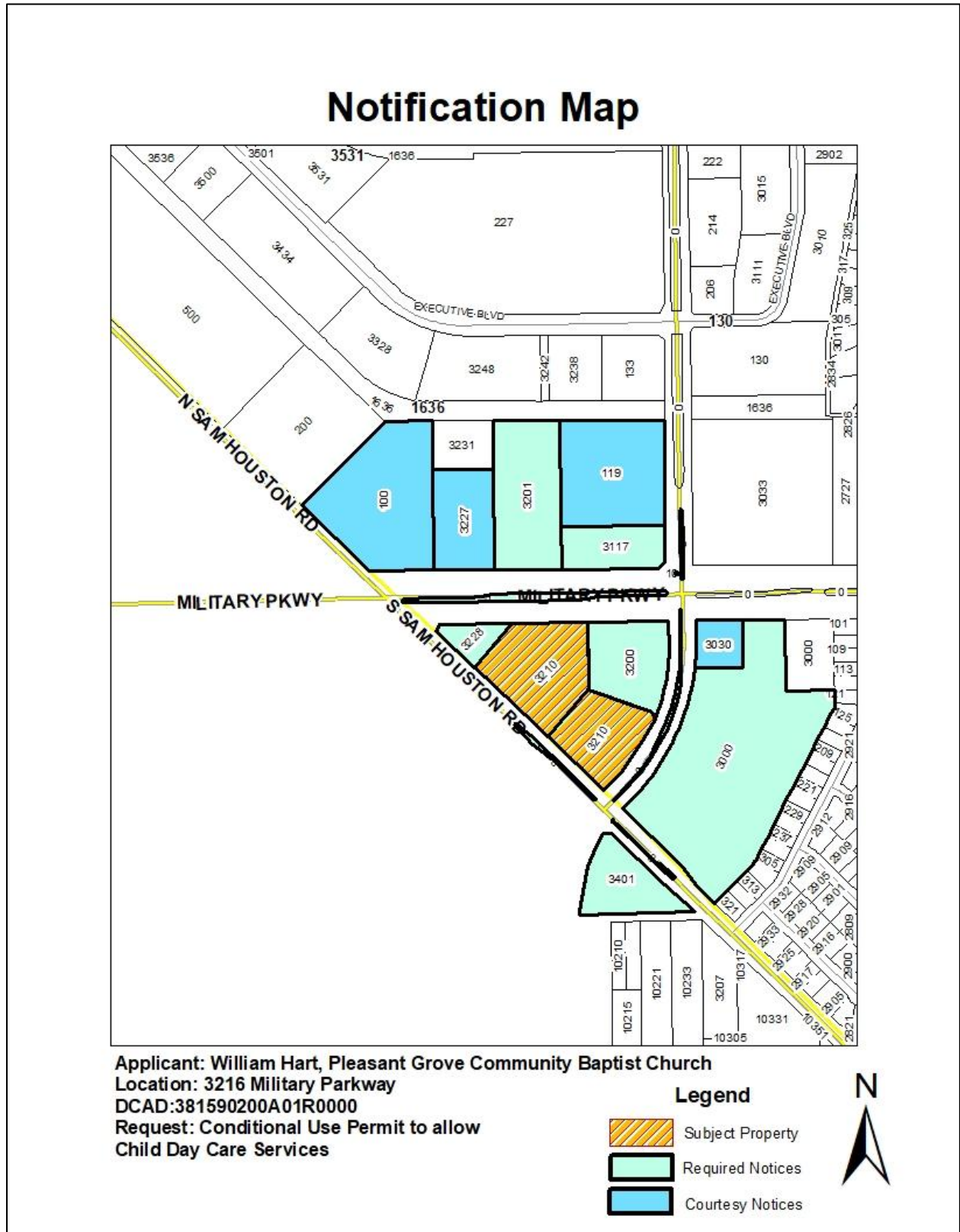


3216 Military Parkway

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP









ATTACHMENT 3 – ZONING MAP

Zoning Map



Property Address - 3216 Military Parkway

Legend - Base Zones

- | | | | | | |
|---|--------------------|---|------------|---|---------------------------|
|  | Subject Properties |  | Industrial |  | Service Station |
|  | General Retail |  | Office |  | Single Family Residential |



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property

ATTACHMENT 5 – SITE PHOTOS



Aerial view (Military Parkway) of subject property



Rear/Side view of subject property, proposed Child Day Care/ Event Center area

ATTACHMENT 6 – APPLICATION MATERIALS



Please print legibly. This application can also be completed online at [Civic Access](#).

Application Checklist

- Completed Application Statement of Intent and Purpose Zoning Exhibits A & B
 Owner Authorization (page 6) Application Fee*

**Fee will be assessed at time of application submittal (\$1,000/\$1,250).*

Property Information

General Location: Military Pkwy and N. Masters- Sam Houston
Physical Address: 3216 Military Pkwy City, State: Mesquite, Texas
Zip Code: 75249
Platted: Yes No (If yes, fill in information below)
Subdivision: _____ Block: A Lot: 1R

Applicant Information – The person filling out the application

First Name: William Last Name: Hart
Phone Number: Mesquite, Tx 75149 Email Address: [REDACTED]
Company Name: _____

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

Same as Applicant: Yes No (If no, fill in information below)
First Name: George W. Last Name: Sneed
Phone Number: [REDACTED] Email Address: [REDACTED]
Mailing Address: 3210 Military Pkwy City, State: Mesquite, Tx
(If different from physical address)
Zip Code: 75149

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ATTACHMENT 6 – APPLICATION MATERIALS

Requested Action

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 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: Daycare and Event Center

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

1. The Pleasant Grove Community Baptist Church proposed new facility will consist of a full-time daycare and an event center to support the community.
2. The property currently functions as an active church, which was completed in April 2024.
3. The Daycare and Event Center will provide services for the church members and surrounding community.

Because the City of Mesquite is ever changing, the PGCBC plans to provide more services to the city as it continues to grow by providing a new facility that will provide and aide the city by incorporating the needs and desires of the community first by understanding the realities of infrastructure needs and orderly growth.

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ATTACHMENT 6 – APPLICATION MATERIALS

Submission of this completed form is a part of the Conditional Use Permit Application. All items must be checked off prior to submitting for review. If the applicant deems an item to be "Not Applicable" (N/A) to the proposed development, please mark N/A. Using a separate sheet, state why an item is not applicable.

EXHIBIT A – Legal Description

Complete N/A Digital PDF copy of the Legal Description (metes and bounds) of the area encompassing the zoning request.

OR

¹ 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 Concept Plan

Complete N/A A title block in the lower right corner that includes project name, case number, subdivision name, lot and block, or survey name, abstract number, Dallas or Kaufman County, submission date, and a log of submittal/revision dates since submitted to the City.

Complete N/A 3 Names, addresses and phone numbers of owner, applicant and surveyor.

Complete N/A 4 Written and bar graph scale and north arrow are indicated. (North shall be oriented to the top or left side of the sheet)

Complete N/A 5 Legend, if abbreviations or symbols are used.

Complete N/A 6 Location/vicinity map showing the location of the subject property. Indicate scale or not to scale (NTS) and provide north arrow.

Complete N/A 7 Site boundaries, bearings and dimensions, site acreage and square footage.

Complete N/A 8 Subdivision name, zoning, future land use plan designation, recording information, and land use description of property adjacent to the subject property.

Complete N/A 9 Assignment of use to specific areas within the plan.

Complete N/A 10 Site Data Summary Table, including:

- Proposed Use(s) (with type, number, and acreage)
- Existing Zoning District
- Gross Site Area (ac. & sq. ft.)
- Lot Coverage
- Maximum Height (in ft. & stories)
- Required Landscape Area (ac. & %)
- Provided Landscape Area (ac. & %)
- Parking Spaces Ratio by Use
- Parking Spaces Required
- Parking Spaces Provided
- Percentage of Open Space

Complete N/A 11 Building sites (including maximum building size density, heights, lot coverage and use restrictions as appropriate).

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ATTACHMENT 6 – APPLICATION MATERIALS

<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	12	Area, use and approximate location of existing and proposed structures. Existing structures to remain should be included.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	13	Existing streets and thoroughfares, indicate whether public or private.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	14	Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	15	Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier-free ramps.
<u>The following items may be applicable for new development or redevelopment of a property. Please confirm with the assigned Case Manager.</u>			
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	16	Natural features including tree masses, drainage ways, and creeks
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	17	Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of the lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site."
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	18	Proposed reclamation of floodplain area(s), if applicable, with acreage.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	19	Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	20	Existing or proposed easements (utility, drainage, visibility and maintenance, etc.).
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	21	Proposed detention areas.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	22	Conceptual detail of landscaping including total open space area in square feet and percentage of total site area.

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OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: George W. Sneed Phone Number: ██████████

Address: 3210 Military Pkwy;


Mesquite, Tx 75149 Email Address: ██████████

Signature: 

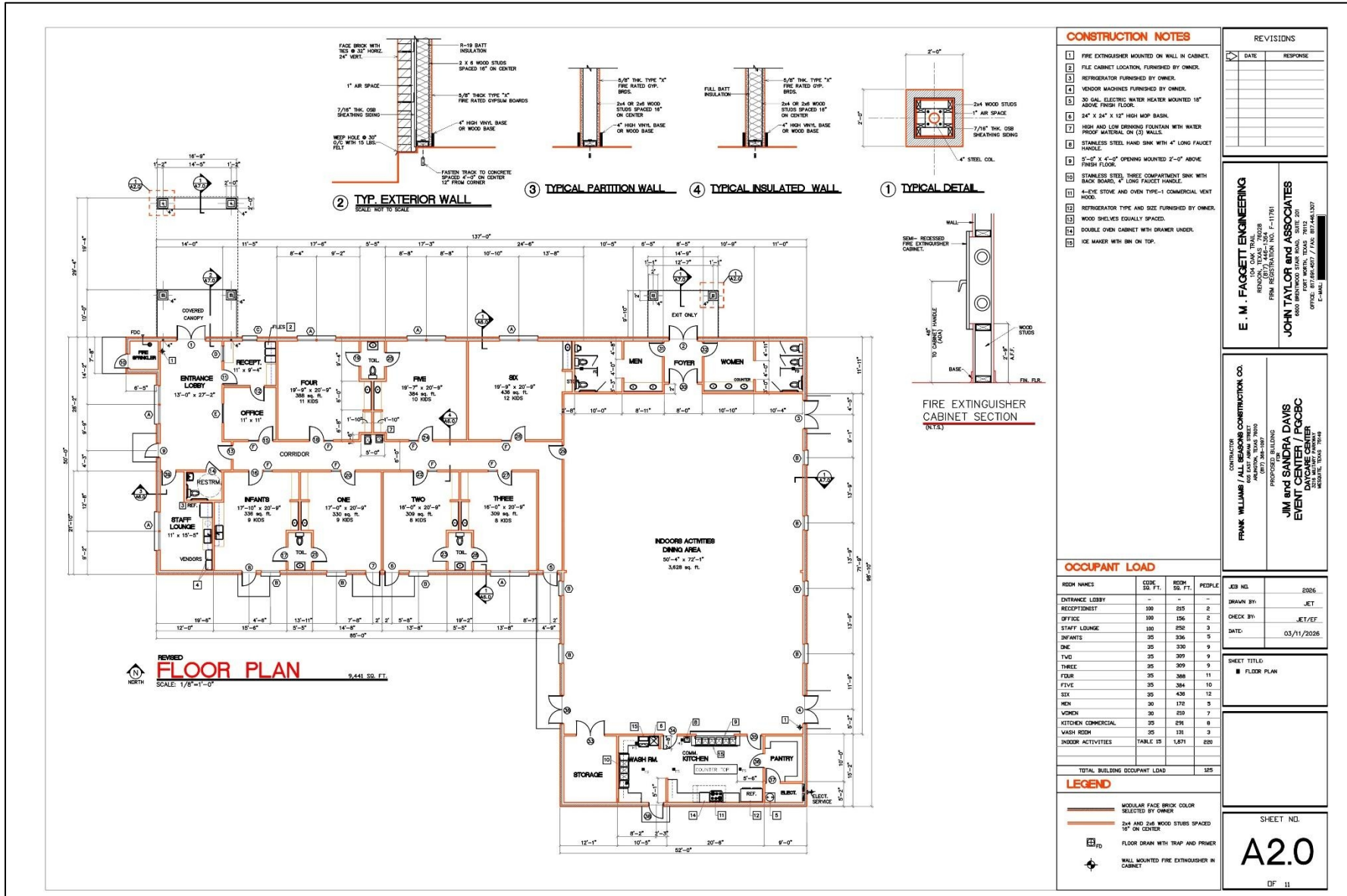
Each property owner must complete a separate authorization form

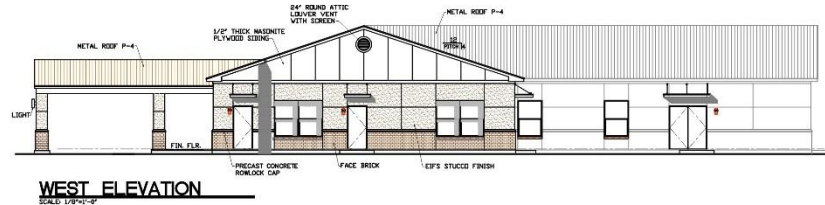
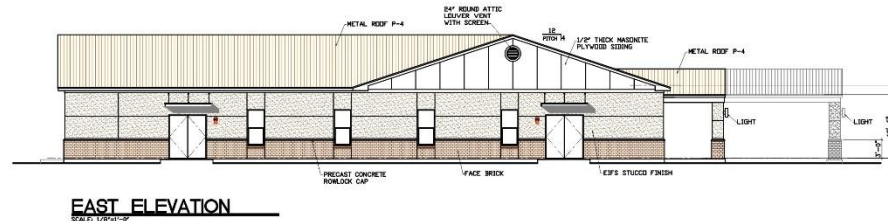
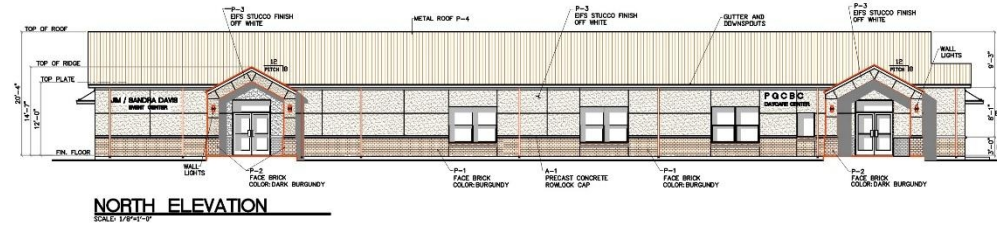
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4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: William L. Hart Phone Number: [REDACTED]
Address: 3210 Military Pkwy;
Mesquite, Tx 75149 Email Address: [REDACTED]
Signature: 

Each property owner must complete a separate authorization form





REVISIONS		
NO.	DATE	RESPONSE

E. M. FAGGETT ENGINEERING
 1000 W. WYATT ST. SUITE 201
 RICHMOND, TEXAS 75228
 P: 281-341-1191
 F: 281-341-1191
 REG. PROFESSIONAL ENGINEER
 REG. NO. 111781

JOHN TAYLOR and ASSOCIATES
 8800 W. FORT WORTH, TEXAS 76116
 P: 817-446-1307
 F: 817-446-1307
 REG. PROFESSIONAL ARCHITECT
 REG. NO. 111781

FRANK WILLIAMS / ALL REASONS CONSTRUCTION CO.
 80713 BIRCHWOOD DR
 ARLINGTON, TEXAS 76010
 P: 817-446-1307
 F: 817-446-1307
 REG. PROFESSIONAL CONTRACTOR
 REG. NO. 111781

JIM and SANDRA DAVIS EVERETT
 1000 W. WYATT ST. SUITE 201
 RICHMOND, TEXAS 75228
 P: 281-341-1191
 F: 281-341-1191
 REG. PROFESSIONAL ENGINEER
 REG. NO. 111781

JOB NO.	0325
DRAWN BY	JET
CHECK BY	JET/EF
DATE	01/19/2026

SHEET TITLE:
 ■ EXTERIOR ELEVATIONS

SHEET NO.
A3.0
 OF 3

DANIEL TANKS ABSTRACT 1482
 LOCATION ON ORIGINAL TOWN MEASURE 54-158