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

FILE NUMBER: Z0425-0391
REQUEST FOR: Planned Development – General Retail (PD-GR) with a Conditional Use Permit (CUP)
CASE MANAGER: Garrett Langford

PUBLIC HEARINGS

Planning and Zoning Commission:	Monday, December 8, 2025
City Council:	Monday, January 5, 2026

GENERAL INFORMATION

Applicant:	Braulio and Irma Camarillo
Requested Action:	Rezone to Planned Development – General Retail (PD-GR) with a Conditional Use Permit (CUP) and modified development standards to allow a building contractor's office with accessory outdoor storage.
Location:	301 and 325 N Town East Blvd

PLANNING AND ZONING ACTION

Decision: On December 8, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

SITE BACKGROUND

Platting:	Josiah Phelps Abstract 1157 Page 595
Size:	1.80 Acres / 78,463 sq. ft.
Zoning:	R-1, Single Family Residential
Future Land Use:	Neighborhood Retail
Zoning History:	1963: Annexed and zoned Residential 1964: Rezoned to R-1, Single Family Residential

Surrounding Zoning and Land Uses (see attachment 3):

	ZONING	EXISTING LAND USE
NORTH:	PD – R-2A, Single Family Residential (Ord. 1339)	Single Family Homes
SOUTH:	N/A – City Limits	Charter School and Single Family Homes
EAST:	PD – R-2A, Single Family Residential (Ord. 1339)	Single Family Homes
WEST:	R-1, Single Family Residential	Single Family Homes

CASE SUMMARY

The applicant initially requested rezoning to Planned Development – Commercial to allow a building contractor's office with accessory outdoor storage. At the November 10, 2025 Planning and Zoning Commission meeting, the Commission preferred consideration as Planned Development – General Retail (PD-GR) with a Conditional Use Permit (CUP). The applicant agreed to revise, and the case was re-noticed to include the CUP request.

Historically, the site operated as an outdoor storage yard for contractor equipment for several decades without a valid Certificate of Occupancy (CO). In 2023, the City's Building Inspection Division cited the previous owner, Thomas Black, for operating without a CO. The property transferred ownership in October 2024. The current owners were initially unaware of the lack of CO or zoning compliance, prompting this zoning change request in April 2025. The site has been vacant since May 2024.

The proposed plan includes a 3,000-square-foot building for administrative office space and storage of supplies and materials. Outdoor storage (approximately 9,500 square feet, or 12% of site area) will accommodate company vehicles and trailers, including 20-foot Laco bumper-pull trailers and passenger trucks. The Mesquite Zoning Ordinance (MZO) permits outdoor storage as an accessory use in Commercial zoning if it occupies less than 50% of the site.

The proposal provides additional employee parking and meets the MZO's 10% landscaping requirement. The proposed building height is 23 feet with one overhead bay door. For nonresidential structures adjacent to residential zoning, the MZO requires a minimum setback of 25 feet or twice the building height (46 feet in this case). The building is located 50 feet from the east property line, 57 feet from the north, and more than 250 feet from the west, satisfying setback requirements. Because the site abuts residential zoning, the MZO requires a minimum screening standard consisting of an eight-foot precast concrete screening wall and a tree buffer.

The applicant requests to exceed the MZO maximum height for front yard screening walls by proposing an eight-foot precast concrete wall. While the deviation supports necessary security measures for outdoor vehicle storage, staff recommends incorporation of complementary landscaping or design elements to reduce visual impact and maintain streetscape quality.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this property as *Neighborhood Retail* on the Future Land Use Map (see Attachment 4). The vision for this designation includes a variety of retail, restaurant, and personal service uses intended to meet the daily needs of nearby residents. These uses are typically located along arterial or collector roadways.

STAFF COMMENTS:
The proposed PD-GR is more consistent with the Neighborhood Retail designation than the previous PD-Commercial request. The PD-GR with CUP allows a contractor shop with accessory outdoor storage while enabling conditions to ensure the use does not exceed the intensity envisioned by the Neighborhood Retail designation.

MESQUITE ZONING ORDINANCE

SECTION 5-311(N): REVIEW CRITERIA FOR PLANNED DEVELOPMENT

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

STAFF COMMENTS: *The PD promotes public health, safety, and welfare by providing adequate screening, fencing, and site design buffering adjacent residential uses and ensuring safe arterial road access.*

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

STAFF COMMENTS: *The PD-GR aligns with the Neighborhood Retail designation, which anticipates retail, restaurant, and personal service uses along this corridor. While the contractor shop with accessory outdoor storage is not aligned with the typical uses, it reflects the site's historical use and arterial frontage conditions, where low-intensity commercial or contractor uses are compatible when properly screened.*

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

STAFF COMMENTS: *The PD supports Council goals for property reinvestment, establishing enforceable site standards for screening, layout, and operations despite differing from long-term land use visions.*

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

STAFF COMMENTS: The PD would not create new nonconformities.

5. The compatibility with the existing use and zoning of nearby property.

STAFF COMMENTS: *With required screening, setbacks, outdoor storage limits, and an eight-foot concrete wall, the PD can mitigate visual and operational impacts on neighboring residential properties, improving compatibility compared to prior unregulated uses.*

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

STAFF COMMENTS: *The area remains predominantly residential, with some nonresidential and commercial uses along the arterial corridor, though none are contractor offices.*

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's current R-1 residential zoning does not permit the proposed use and does not align with the Neighborhood Retail future land use designation..*

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: *Adequate public utilities exist and the proposed use is not expected to increase demand on municipal services.*

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 PD with CUP enables tailored standards such as screening, material restrictions, and site design controls unavailable under standard zoning.*

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: *While not uniquely designed, the PD with CUP allows specific regulations limiting outdoor storage and enhancing screening.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSIONS

The proposed PD-GR with a CUP allowing a building contractor's office with outdoor storage as an accessory use is consistent with the *Mesquite Comprehensive Plan* and does meet the review criteria in Section 5-311(N).

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning change PD-GR with a CUP to allow a building contractor's office with outdoor storage as an accessory use is warranted. The proposal is consistent with the Comprehensive Plan and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. The following stipulations are suggested.

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

2. The CUP is approved solely for B & B Tellus, LLC, and is not transferable or assignable. Any new applicant must apply for a new CUP per Mesquite Zoning Ordinance procedures.

3. Three convictions for CUP violations within any 12-month period shall result in automatic revocation of the CUP. Prior to revocation, the Building Official shall revoke the Certificate of Occupancy (CO) for the use, following all applicable procedures before notifying the owner that use is no longer 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

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of December 15, 2025, Staff has received one notice in favor from the statutory notice area. One notice from the courtesy notice area was returned in opposition to 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. Exhibit A – Legal Description
8. Exhibit B – Development Standards
9. Exhibit C – Concept Plan
10. Returned Public Notices

ATTACHMENT 1 – AERIAL MAP

Aerial Map

Applicant: Irma and Braulio Camarillo
Location: 301 & 325 N Town East Blvd
Request: PD - General Retail with a CUP and modified development standards

Legend
Subject Properties
City Limits

N

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

Applicant: Irma and Braulio Camarillo
Location: 301 & 325 N Town East Blvd
Request: PD - General Retail with a CUP and modified development standards

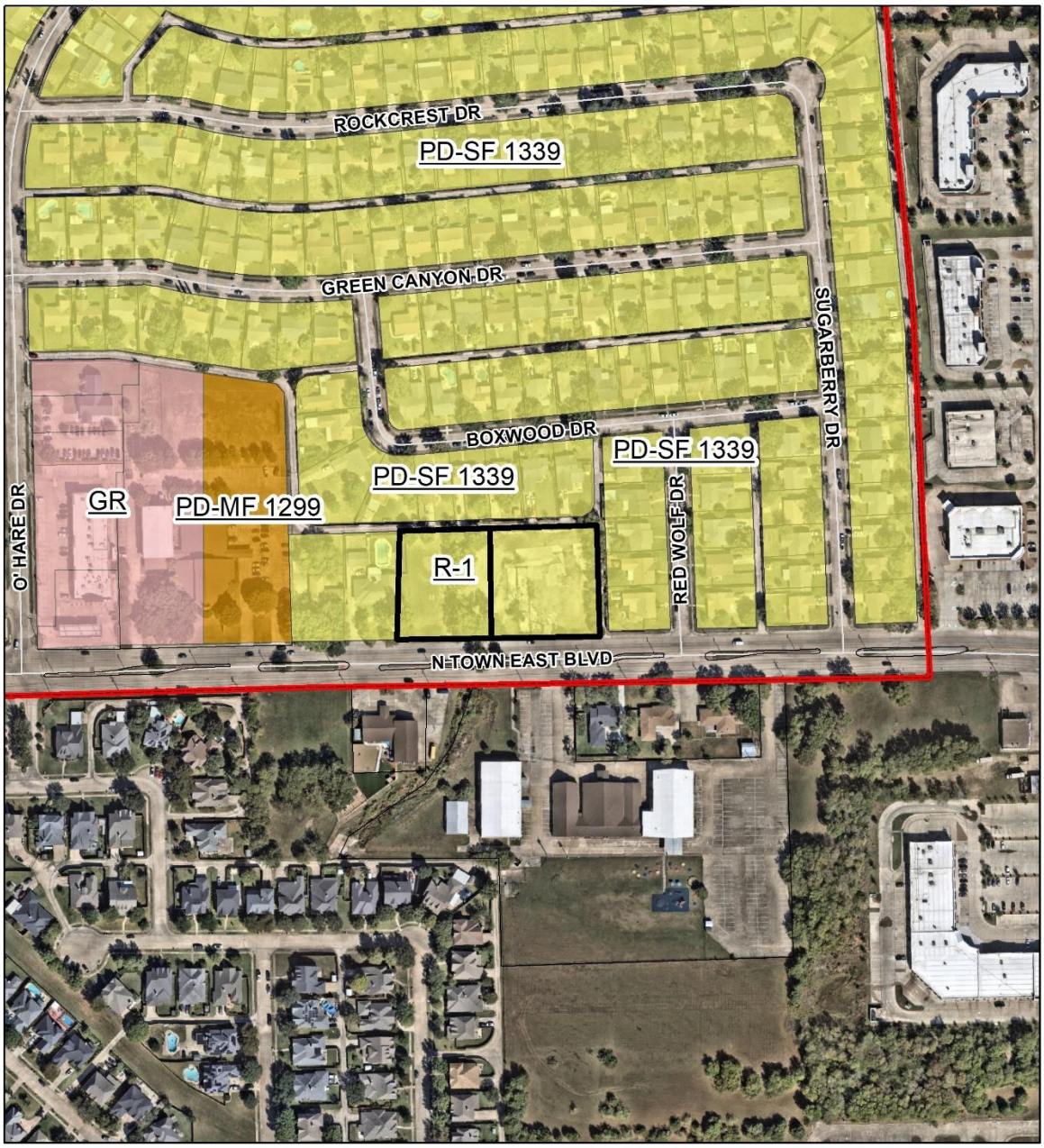
Legend

- Subject Properties
- Required Notices
- Courtesy Notices
- City Limits

N

ATTACHMENT 3 – ZONING MAP

Zoning Map



Legend

- Area of Request
- City Limits
- GENERAL RETAIL
- MULTIFAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

N W E S

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map

Legend

- Area of Request
- City Limits
- Low Density Residential
- Neighborhood Retail

N
W E
S

ATTACHMENT 5 – SITE PHOTOS

Letter of Intent

Proposed Use Statement

We are proposing a zoning change from **R-2 (Residential)** to **Commercial** to support the development of a site intended primarily for **outdoor storage and parking of company vehicles**, specifically passenger trucks such as **RAM 2500** and 20ft Laco **bumper pull trailers**.

The intended use of the site includes the following:

- **Outdoor storage and parking** for company trucks and trailers
- **Office space** to facilitate meetings with employees
- **Receiving supplies and materials** for business operations

The property is currently **undeveloped**, and there are no existing structures or uses in place. We intend to fully comply with **Mesquite's zoning ordinances**, development regulations, and the **Future Land Use Plan**. Our objective is to ensure compatibility with surrounding land uses and minimize any potential conflicts through responsible planning and site design.

We respectfully request consideration for the proposed zoning change to support the operational needs of our business while aligning with the city's long-term planning goals.

Planned Development (PD) Report

Property: 301 & 325 N. Town East Blvd, Mesquite, TX 75150

Applicant: Braulio Camarillo

Owner: B & B Tellus LLC

Survey: Josiah Phelps Survey, Abstract 1157, Tracts 14 & 16, 1.64 Acres

Case No.: Z0425-0391

Prepared by: Texas Building Design & Consulting

Date: October 2025

4. Development Standards

Standard	Requirement
Base Zone	R-2A (converted to PD-Commercial)
Site Area	71,378 sq. ft. (1.64 acres)
Building Area	3,000 sq. ft.
Building Height	23 ft (1 story)
Setbacks	Front: 84' / Rear: 57' / Side: 50'
Lot Coverage	50% maximum (actual 46%)
Impervious Area	35,689 sq. ft. (50%)
Parking Provided	3 standard (1 ADA), plus 19 large-vehicle spaces
Driveway Width	40 ft. (concrete)
Sidewalk	6 ft. wide, along N. Town East Blvd
Screening Fence	8 ft. pre-cast concrete perimeter wall
Fire Lane	26 ft. wide loop with dual access
Building Materials	Brick veneer, metal roof (3:12 pitch)
Transparency (Front Façade)	35% window area (270 sq. ft. provided)

5. Landscaping & Open Space

A total of 29,000 sq. ft. (≈40% of site) is dedicated to landscaped open space.
Key landscape features include:
- 32 total trees provided (10 preserved, 22 new)
- 14 preserved native trees retained and credited (2x preservation credit)
- Buffer landscaping with native grass and groundcover along the property perimeter
- Preservation of existing Hackberry and Cottonwood trees ranging from 14"–32" caliper
- Landscape screening to reduce visual impact from the adjacent alley and street frontage.

6. Traffic, Access, and Circulation

- Primary access from N. Town East Blvd.
- Fire lane and turning radius meet City of Mesquite Fire Code.
- Internal circulation designed for passenger contractor vehicles 2022-2024 Ram 2500 with a registered weight of 7500lbs and 20ft Laco Utility trailers with a registered weight of 2500lbs

7. Utilities and Drainage

All utilities will be installed per City of Mesquite Engineering standards. Stormwater drainage will be managed on-site through paved surface grading and underground piping to existing city infrastructure.

8. Phasing Plan

Phase 1: Site preparation, utility connections, and paving
Phase 2: Construction of the 3,000 sq. ft. building
Phase 3: Landscaping, fencing, and parking improvements
Total anticipated build-out: 6–9 months following zoning approval.

9. Design Intent

The architectural design emphasizes durability, function, and neighborhood compatibility.
- Brick veneer façade with neutral tones
- Metal roof with modest slope
- Windows along front façade for transparency
- Screened outdoor storage area
- Landscaped edges for visual softening.

10. Request Modification

The only request is to allow the 8ft precast fence to continue in the front of the property along Town East Blvd.

11.Reason for Request Modification

I will have my pickups and employee vehicles and want them safe and secure.

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 Planned Development Application.

Property Owner: B & B Tellus

Phone Number: 972-768-9261

Address: 2110 Country Bell Dr
Garland, TX, 75040

Email Address: irma.jtsteelrodbusters@gmail.com

Signature:

Print Irma Camarillo

Each property owner must complete a separate authorization form

CamScanner

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

TLTA SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 301 & 325 N. TOWN EAST BOULEVARD, in the city of MESQUITE Texas.

Being a lot, tract or parcel of land situated in the J.S. Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas and being a tract of land described in deed to B&B Tellus LLC, a Texas limited liability company, recorded in Instrument Number 202400213342, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

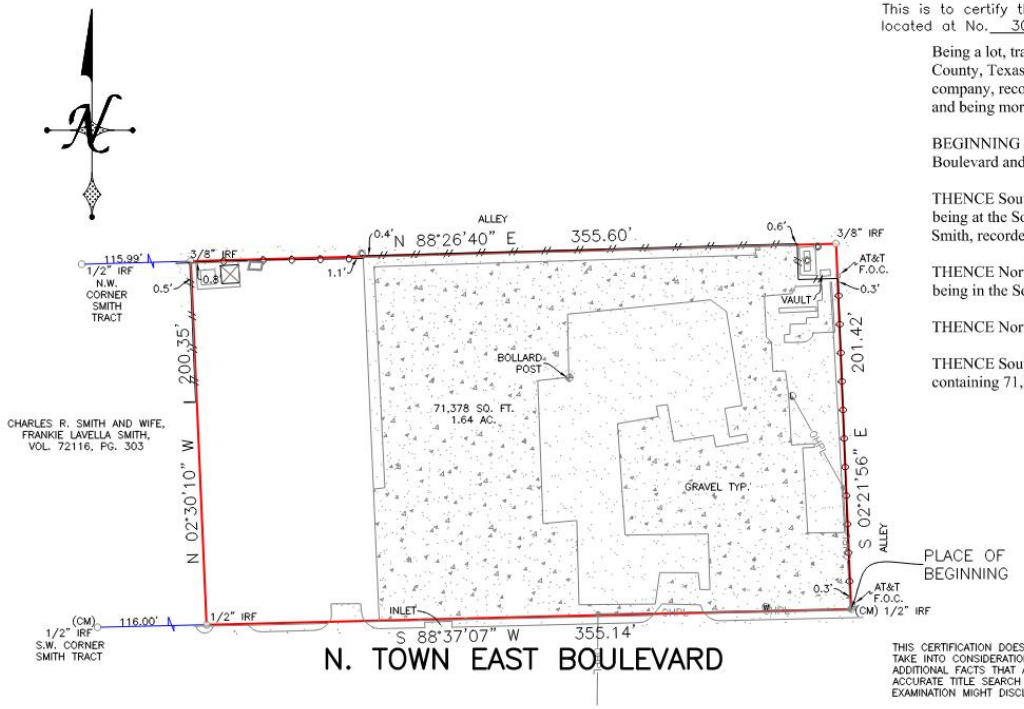
BEGINNING at a 1/2 inch iron rod found for corner being in the intersection of the North line N. Town East Boulevard and the West line of an alley right of way and at the Southeast corner of that tract herein described;

THENCE South 88 deg. 37 min. 07 sec. West, a distance of 355.14 feet to a 1/2 inch iron rod found for corner being at the Southeast corner of a tract of land described in deed to Charles R. Smith and wife, Frankie Lavella Smith, recorded in Volume 72116, Page 303, (D.R.D.C.T.);

THENCE North 02 deg. 30 min. 10 sec. West, a distance of 200.35 feet to a 3/8 inch iron rod found for corner being in the South line of an alley right of way;

THENCE North 88 deg. 26 min. 40 sec. East, a distance of 355.60 feet to a 3/8 inch iron rod found for corner;

THENCE South 02 deg. 21 min. 56 sec. East, a distance of 201.42 feet to the PLACE OF BEGINNING and containing 71,378 square feet or 1.64 acres of land.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY BRAULIO CAMARILLO
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 01/14/25
G. F. No.: N.A.
Job no.: 202500250
Drawn by: J.M.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR BRAULIO CAMARILLO

LEGEND
WOOD FENCE — IRON FENCE
CHAIN LINK — WIRE FENCE
BOUNDARY LINE
BUILDING SETBACK
CM – CONTROLLING MONUMENT
MRD – MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND
EM – ELECTRIC METER
C – CABLE
E – ELECTRIC
CO – CLEAN OUT
PE – POOL EQUIP
G – GAS METER
– POWER POLE
FH – FIRE HYDRANT
T – TELEPHONE
L – LIGHT POLE
W – WATER METER
MH – MANHOLE
V – WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

Exhibit B – Development Standards

This Planned Development – General Retail ("**PD-GR**") district must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance ("**MZO**"), as amended, and adopts General Retail ("**GR**") District base standards consistent with the Concept Plan for the PD-GR district property attached hereto and incorporated herein as **EXHIBIT "C"** ("Concept Plan")**,** and the standards identified below, which apply to this PD-GR district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

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

    a. 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 unless permitted in subsection 1.c. below.

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

        i. SIC Code 40: Railroad Passenger Terminal
        ii. SIC Code 61: Alternative Financial Institutions
        iii. SIC Code 593: Used Merchandise
        iv. SIC Code 593a: Pawnshops
        v. SIC Code 5947: Gift, Novelty, Souvenir Shops
        vi. SIC Code 5993: Tobacco Stores
        vii. SIC Code 5999g: Paraphernalia Shops
        viii. SIC Code 753 Auto Repair Shops
        ix. SIC Code 754 Auto Services

    c. The following uses are permitted on the Property with a CUP.
        i. SIC Code 15 Building Contractors
        ii. SIC Code 17 Special Trade Contractors
        iii. Accessory Outdoor Storage shall be located as shown on the Concept Plan and shall be limited to three-quarter-ton pickups and utility trailers no longer than 20 feet.

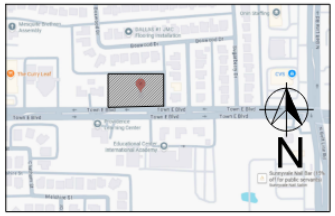
2. **Development Standards.** In addition to the requirements of the MZO applicable to the GR Zoning District, the Planned Development is subject to the following:

    a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan (such as building placement and lot sizes) 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.

b. **Landscaping.** The property shall comply with landscaping requirements in Section 1A of the MZO. The minimum amount of open space and trees shall be consistent with what is shown on the Concept Plan.

c. **Screening.** The property shall comply with the screening requirements in Sections 1A and 3-600 of the MZO. An 8-ft precast concrete screening wall is allowed in the front setback along N. Town East Blvd as shown on the Concept Plan. The screening wall along N. Town East Blvd shall include complementary landscaping or design elements to reduce visual impact and maintain streetscape quality as approved by the Director of Planning and Development Services. Modification to the precast concrete screening requirements may be approved through an Engineering Variance per the Mesquite Engineering Design Manual.

ATTACHMENT 9 – EXHIBIT C CONCDEPT PLAN



MAP LOCATION NTS

SITE DATA TABLE	
Proposed Use	Office & Outdoor Storage Yard for passenger vehicles
Existing Zoning	Base Zone: R-2A Proposed: PD
Proposed Zoning	PD-Commercial
Business type	Building Contractor
Lot Size	71,378 sq. ft. (1.64 Acs)
Building Area	3,000 sq. ft. 4%
Driveway & Parking	32,500 sq. ft. 46%
Impervious Coverage	35,689 sq. ft. 50%
Building Height	1 Story Building 23' ft.
Landscape required	7,138 sq. ft =14 preserved trees
New Landscape	29 existing trees +25 new trees
Parking required	1 per 1,000 sq. ft.
Parking provided	3 parking slot (inc. 1 ADA)
Additional Parking	19 parking for large vehicles

Plan Notes:

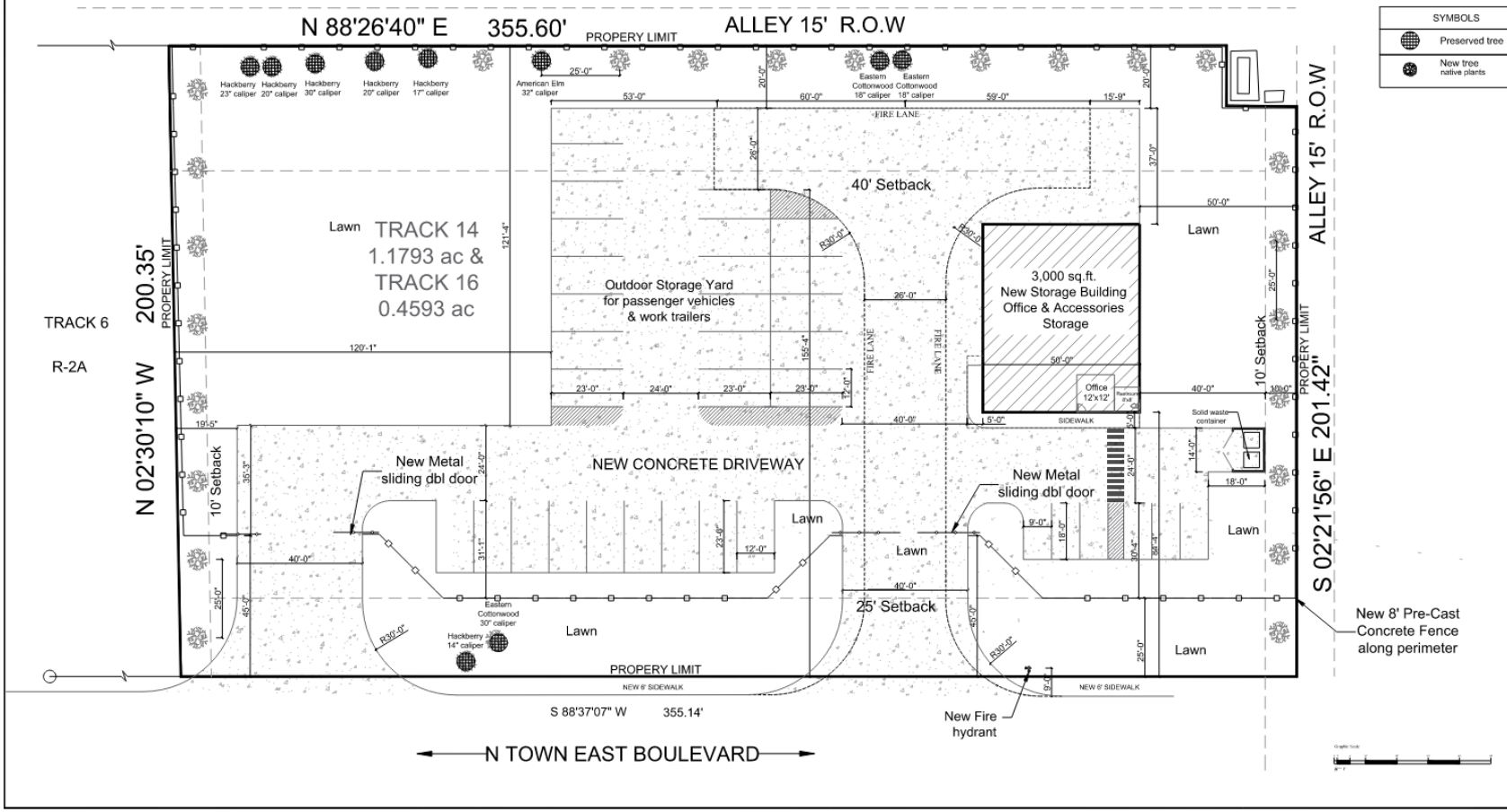
1. The Thoroughfare alignment (s) show on the exhibit are for illustration purposes and does not set the alignment. The alignment is determine at the time of plat.
2. All current Development requirements of the City as amended shall be met unless approved otherwise within this Planned Development Zoning District Development Regulations.
3. This Zoning Concept Plan, along with development regulations, is intended to describe the intend of Planned Development. Significant deviation from this Zoning Concept Plan, as determine by the Director of Planning and Development Services , will require an amendment to the Zoning Concept Plan and, as necessary, development regulations.

Landscape

Lot Area: 71,378 sq ft
Required landscape: 7,138 sq ft (10%)

Trees:
- Required 1 per each 500 sq.ft: 15 trees
- Preserved Tree: 10 trees
- Preservation Credit (x2): 20 Trees
- Buffer Provided: 22 New Trees
- Grass/Groundcover provided: 29,000 sq ft
- Total 32 Trees provided.

SYMBOLS
- Preserved tree
- New tree native plants



COMPLETE HOMES Texas
Building Design & Consulting
682.238.0351

General Notes
This plan shows information of preliminary building layout for zoning change purpose only. Final Blueprint must be provided for Building permit after zoning approval. Site information provided by Burns Surveying Job # 202500250

Address
301 N. TOWN EAST BVD.
MESQUITE TX 75150

Legal Description
JOSIAH PHELPS SURVEY
ABSTRACT 1157 PG 595
TRACKS 14 & 16 ACS 1.64

Owner
B & B TELLUS LLC
2110 Country Dell Dr Garland TX75040
972.768.9261

Applicant
Braulio Camarillo
2110 Country Dell Dr Garland TX75040
972.922.8288

Drafter
Michell Llontop
9330 Lyndon B Johnson Freeway Suite 900
Dallas TX 75243
214.918.0981

Case Number
Z0425-0391

Project Title
Zoning Change

Sheet Title
Proposed Site Plan

Date
03-12-2025

Paper Size
24"x36"

Sheet
2

Scale
1/16" = 1'

MESQUITE
TEXAS
Real. Texas. Service.

RECEIVED
DEC 04 2025
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 301 & 325 N Town East Blvd (See attached map for reference)
PROPERTY ID: 65115759510140000 & 65115759510160000
FILE NUMBER: Z0425-0391
APPLICANT: Irma and Camarillo Braulio

REQUEST: From: R-1, Single Family Residential
To: Planned Development – General Retail with a Conditional Use Permit

The requested zoning change R-1 – Single Family Residential to Planned Development – General Retail with a Conditional Use Permit to allow contractor uses and accessory outdoor storage with modified development standards located at 301 and 325 N. Town East Boulevard. Additional information about the request is available online at 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. 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
1.64 acres in the Josiah Phelps Survey, Abstract No. 1157

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **December 8, 2025,** 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, **January 5, 2025,** 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) 329-8523 or tclark@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 **December 2nd** to be included in the Planning and Zoning Commission packet and by 5 pm on **December 12th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)
Do not write on the reverse side of this form.
By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0425-0391
I am in favor of this request [BP]
I am opposed to this request [ ]

Name:(required) Barrett Pulham
Address of Noticed Property: 3611 Redwolf Dr Mesquite TX 75150
Owner Signature: B Pulham Date: 12-01-25

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

MESQUITE
TEXAS
Real. Texas. Service.

RECEIVED
DEC 03 2025
PLANNING AND ZONING

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

LOCATION: 301 & 325 N Town East Blvd (See attached map for reference)
PROPERTY ID: 65115759510140000 & 65115759510160000
FILE NUMBER: Z0425-0391
APPLICANT: Irma and Camarillo Braulio

REQUEST: From: R-1, Single Family Residential
To: PD – General Retail with a Conditional Use Permit

The requested zoning change R-1 – Single Family Residential to Planned Development – General Retail with a Conditional Use Permit to allow contractor uses and accessory outdoor storage with modified development standards located at 301 and 325 N. Town East Boulevard. Additional information about the request is available online at 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. 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
1.64 acres in the Josiah Phelps Survey, Abstract No. 1157

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **December 8, 2025**, 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, **January 5, 2025**, 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) 329-8523 or tclark@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 **December 2nd** to be included in the Planning and Zoning Commission packet and by 5 pm on **December 12th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)
Do not write on the reverse side of this form.
By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0425-0391
I am in favor of this request [ ]
I am opposed to this request [X]

Name:(required) Jose De Jesus Muro
Address of Noticed Property: 217 Boxwood Dr. Mesquite TX 75150
Owner Signature: [signature] Date: 11-28-2025

Reasons (optional): Please read the attached letter.

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

Dear City of Mesquite,

I am writing to express my concerns regarding the proposed zoning change for 301 and 325 N. Town East Boulevard. While I understand the need for development, I am worried that this change would significantly alter the character of our streets. Increasing density in this area would cause the street to appear overcrowded and visually inconsistent with the existing neighborhood design.

I am also concerned about the potential increase in traffic and foot-traffic from numerous persons entering and exiting the site on a daily or weekly basis. Our neighborhood is home to many families with children, and increasing unfamiliar traffic can create additional safety risks that we must consider carefully.

Additionally, a more congested and cohesive streetscape may negatively impact overall neighborhood appeal and, ultimately, property values. Maintaining the aesthetic quality and spacing of our community is important to both current residents and future home buyers.

For these reasons, I strongly oppose the proposed zoning change and respectfully request that the commission reconsider this zoning change or explore alternative locations so that our neighborhood's character and value is preserved.

Sincerely, a concerned resident.