

FILE NUMBER: Z0525-0396
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
 City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: Chris Mayo, Hemphill Seminary, LLC
Requested Action: Rezone R-3, Single Family Residential, to R-3, Single Family Residential with a **Conditional Use Permit (CUP)** to allow a telecommunications tower as a permitted use with modified separation requirements.
Location: 1028 S. Belt Line Rd

PLANNING AND ZONING ACTION

Decision: On August 25, 2025, the Planning and Zoning Commission's vote on a motion to approve the CUP resulted in a 3-3 tie vote (Commissioners Melend, Arnold, and Dharmarajan in favor and Commissioners Chenault, Teferi, and Walker opposed). Per ordinance, when a Commission vote results in a tie, the request is deemed denied.

SITE BACKGROUND

Platting: First Presbyterian Open Door Baptist Church, Block 1, Lot 2
Size: 10.11 acres
Zoning: R-3, Single Family Residential
Future Land Use: Split: Parks, Open Space, and Drainage/Commercial
Zoning History: 1955: Annexed and zoned Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Church
SOUTH:	R-3, Single Family Residential	Church
EAST:	PD-R-3, Single Family Residential (Ord. 4834)	Open Space and Single-Family Residences
WEST:	R-3, Single Family Residential	Open Space and Single-Family Residences

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 125-foot telecommunications tower with modified separation requirements on a property located at 1028 S. Belt Line Road. The proposed tower would be situated on the western portion of the site, outside of the FEMA 100-year floodplain, and within a 2,500-square-foot lease area. The tower site will be enclosed by a six-foot masonry screen wall and accessed through the existing church parking lot. The proposed site location minimizes visibility from the roadway. Based on the concept plan provided, it appears the applicant intends to utilize existing trees and natural vegetation to further screen the site from both the roadway and the surrounding area.

The facility is designed to accommodate up to three wireless carriers and will include space for equipment such as fiber vaults and emergency generators. While a specific telecommunications provider has not been identified at this time, the facility will support the broader communications network and address a coverage gap in the area. The closest existing tower is over 2,100 feet away. Coverage maps submitted by the applicant show a gap in service within the surrounding area.

In accordance with the Mesquite Zoning Ordinance (MZO), a Conditional Use Permit is required for telecommunications towers located within a single-family residential zoning district. Additionally, new towers must maintain a separation distance of at least three feet for every foot of tower height from any single-family zoning district. For the proposed 125-foot tower, a 375-foot setback is required. The subject property is zoned R-3, Single-Family Residential, and is surrounded on all sides by other single-family zoning districts. The nearest dwelling unit, which sits on the First Presbyterian Church property, is approximately one hundred and eleven (111) feet from the proposed tower location. Therefore, the applicant is requesting a modification to the separation requirement.

As required, the tower must comply with all applicable regulations established by the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other federal or state regulatory agencies. Health and environmental impacts are regulated by the FCC, which sets strict standards for tower radiation to ensure it does not adversely affect surrounding areas.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area designated by the Mesquite Comprehensive Plan as both *Commercial* and *Parks, Open Space, and Drainage*. The western portion of the site, which fronts a major arterial roadway, is designated *Commercial* and is intended for a broad range of goods and services. According to the Comprehensive Plan, commercial uses should be located along major arterials and may serve as transitional buffers adjacent to low-density residential areas.

The eastern portion of the site falls within the *Parks, Open Space, and Drainage* designation, as it lies predominantly within the FEMA 100-year floodplain. This land use category is intended

to preserve natural drainage corridors and floodways and is generally suited for limited uses such as utility or maintenance facilities, rather than residential or commercial development.

STAFF COMMENTS:

Staff believes the proposed Conditional Use Permit is consistent with the Mesquite Comprehensive Plan, as it utilizes the western portion of the property, designated as Commercial, for essential utilities. The proposed telecommunications tower supports the intent of the Commercial designation by delivering utility services.

The eastern portion of the site, designated as Parks, Open Space, and Drainage, remains undeveloped and is located within the floodplain. This designation is appropriate, as the area serves a drainage function and is not suitable for traditional commercial development. The proposed tower will not impact this portion of the site.

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 CUP will improve wireless coverage, supporting public safety and emergency communications.
2. The consistency of the proposed CUP with the Comprehensive Plan.
 - **STAFF COMMENTS:** The CUP is consistent with the Comprehensive Plan by utilizing the commercially designated portion of the site for essential infrastructure.
3. The consistency of the proposed CUP with any adopted land use policies.
 - **STAFF COMMENTS:** The proposed use aligns with land use policies that support infrastructure development.
4. The extent to which the proposed CUP created nonconformities.
 - **STAFF COMMENTS:** The proposed CUP will not create any non-conformities.
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:** City Staff does not believe the proposed CUP will be injurious to existing uses.

6. The trend of development, if any, in the general area of the property in question.
 - **STAFF COMMENTS:** The Esperanza subdivision, just east of the site, which was completed in 2024, adds to the needs and fills gaps in the service areas.
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:** Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.
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 facility does not require daily traffic or on-site staff and will be accessed via the existing church parking lot.
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 any nuisance that will violate the Mesquite City Code.

SEC. 1-704.C: REVIEW CRITERIA FOR TELECOMMUNICATIONS FACILITIES

In addition to the general review criteria for a Conditional Use Permit referenced in Section 5-300 (above) of the Mesquite Zoning Ordinance, the following factors shall be considered in determining whether to approve a request. Staff comments are provided in italics.

1. **Preferred Locations: Approval of sites should be considered based on the following preferences regarding location.**
 - a. On existing structures such as buildings or other communications towers. *The closest nearby tower is over 2,100 feet away. According to the applicant, efforts have been made to locate a site in compliance with Section 1-703; however, those sites were not feasible as they lack sufficient height and structural capacity.*
 - b. In locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. *The proposed tower will be positioned so that existing natural landscaping provides screening for the site.*

A drainage area is located at the rear of the property, and the applicant is proposing a six-foot-high masonry screening wall.

- c. In nonresidential districts. *The subject property is located within and adjacent to single-family zoning districts; however, the Future Land Use Map designates this area as Commercial due to its proximity to a major arterial road (S. Belt Line). Staff believes the proposed tower is appropriate for the area given this context.*
- d. On towers providing for collocation with multiple users. According to the applicant, *the proposed 125-foot monopole tower is designed to accommodate up to three (3) carriers.*
- e. In locations providing the maximum separation distance from residential and the separation distance from residential and the maximum separation between towers. *The subject property does not meet the required separation distance from residential areas, as it directly abuts residential zoning districts. However, it does meet the required separation from existing towers, exceeding the minimum distance by over 600 feet.*

2. Review Items: In reviewing an application for conditional use permit, the following items shall be reviewed as a basis for determining appropriateness and locational preference.

- a. The height of the proposed structure. *The height of the structure is 125 feet.*
- b. The proximity to residential districts and uses. *The location of the proposed telecommunications tower abuts single-family residential districts.*
- c. The nature of uses on adjacent and nearby properties, surrounding topography, and surrounding tree coverage and vegetation. *The subject property is surrounded by churches and single-family residential uses. Nearly half of the site lies within a designated flood area. Staff finds the proposed use to be appropriate based on the surrounding land uses and the specific characteristics of the site.*
- d. The design of the proposed tower characteristics which have the effect of reducing or eliminating visual obtrusiveness, such as monopole construction, neutral colors, screening, and buffering. *The proposed monopole tower, designed as a non-reflective, neutral-colored structure, will be screened by existing natural landscaping and a six-foot masonry wall. Additionally, ground equipment will be enclosed with fencing and supplemental landscaping to minimize visual impact.*

- e. The proposed ingress and egress to the site. *The applicant proposes to install a driveway providing direct access to the telecommunications area via a shared access easement. The driveway must comply with the City of Mesquite's Engineering Design Standards.*

3. Availability of alternatives: The applicant shall demonstrate that no reasonable alternative that does not require the use of a new tower or structure can accommodate the proposed antenna. The commission and council may request information necessary to demonstrate that reasonable alternatives do not exist. Information submitted may consist of any of the following:

- a. No existing towers or structures are located within the geographic area that meets the applicant's engineering requirements. *According to the applicant, there are no existing towers or structures located in the area that could serve as an alternative.*
- b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements; or existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment. *Existing towers, structures, and alternative technologies were not viable for this project due to the absence of suitable infrastructure within the target coverage area. No existing buildings or structures in the vicinity provide the necessary height or structural capacity to support the required telecommunications equipment.*
- c. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the existing antennas would cause interference with the proposed antenna. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.*
- d. The fees, costs, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.*
- e. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. *Staff has no comments at this time. The applicant did not provide information regarding this review criterion. If*

prompted by the Commission or Council, the applicant may provide additional information related to this review criterion.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval of the CUP to allow a telecommunications tower as a permitted use with modified separation requirements at 1028 S. Belt Line Rd.

PUBLIC NOTICE

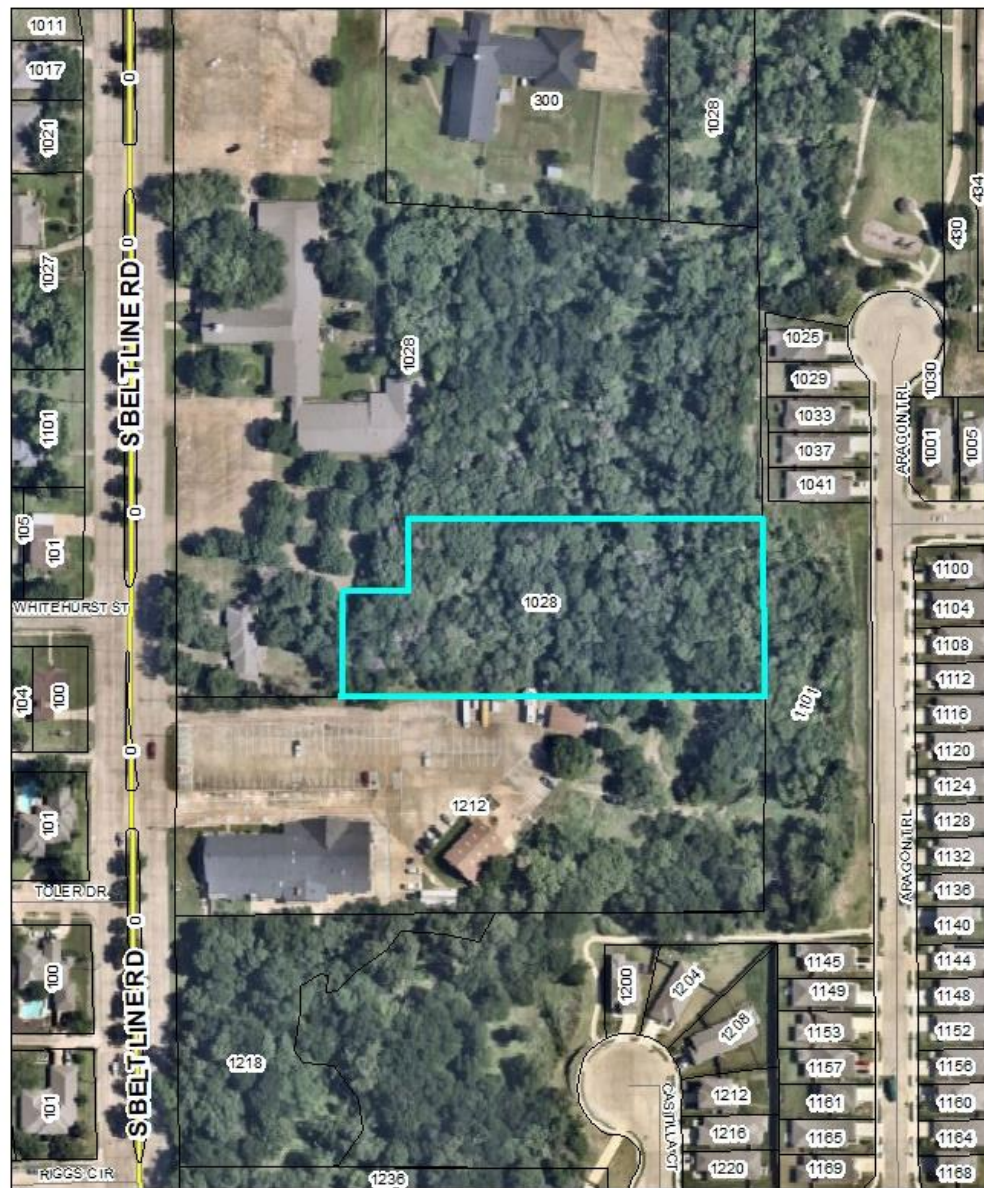
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of September 2, 2025, staff have received five returned property owner notices in opposition, with two falling within the statutory notice area.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Existing Tower Facilities
8. Separation Map
9. Coverage Maps
10. Concept Plan
11. Recorded Plat
12. Returned Notices

ATTACHMENT 1 – AERIAL MAP

Ariel Map



Applicant: Chris Mayo, Hemphill Seminary, LLC
Location: 1028 S. Belt Line Rd
Request: Conditional Use Permit



Legend



-  Required Notices
 Subject Property
 Courtesy Notices

[illegible]

 Subject Properties
  Commercial
  Light Commercial

 General Retail
  Single Family Residential



The map displays a residential neighborhood with a cyan rectangle highlighting a specific lot. The lot is situated between Whitehurst St and Toler Dr, and between S Belt Lined and Aragon Trl. The lot number 1028 is visible within the highlighted area. Other lots and street names are also labeled on the map.

ATTACHMENT 5 – SITE PHOTOS



Facing north towards the proposed entrance to the telecommunications tower



Facing southeast toward the proposed telecommunications tower

MESQUITE
T E X A S
Real. Texas. Service.

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

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)

DCAD: 38088610010020100

FILE NUMBER: Z0525-0396

APPLICANT: Chris Mayo, Hemphill Seminary, LLC

REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential, to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use at 1028 S. Belt Line Road. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION
First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 11, 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 Tuesday, **September 2, 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 clark@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 courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below. 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 **August 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 15th** 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: Z0525-0396	Name: (required) <u>Carmen Verde Herrera</u>
I am <u>in favor</u> of this request	Address of <u>Daniela Villanueva Verde</u>
I am <u>opposed</u> to this request <input checked="" type="checkbox"/>	Noticed Property: <u>1152 Dragon Trl</u>
	Owner Signature: <u>[Signature]</u> Date: <u>8/11/2025</u>

Reasons (optional): visual pollution
noise
We love our green areas, and the fresh air

Please respond by returning to:

PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137



RECEIVED
AUG 13 2025
PLANNING AND ZONING

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

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)
DCAD: 38088610010020100
FILE NUMBER: Z0525-0396
APPLICANT: Chris Mayo, Hemphill Seminary, LLC
REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change:

- **Original Request:** Rezone to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use at 1028 S. Belt Line Road.
- **New Request:** Rezone to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use with modified separation requirements at 1028 S. Belt Line Road.

Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 11, 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 Tuesday, **September 2, 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 telark@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 courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below. 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 **August 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 15th** 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: Z0525-0396

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Misael Rodriguez

1005 La Esperanza Dr, Mesquite TX 75150

[Signature]

Date: 08- -25

Reasons (optional):

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

ATTACHMENT 6 – RETURNED NOTICES



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

PLANNING AND ZONING
AUG 14 2025
RECEIVED

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)
DCAD: 38088610010020100
FILE NUMBER: Z0525-0396
APPLICANT: Chris Mayo, Hemphill Seminary, LLC
REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential, to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use at 1028 S. Belt Line Road. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 11, 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 Tuesday, **September 2, 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 courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below. 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 **August 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 15th** 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: Z0525-0396

I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

Donna Bruno
1200 Castilla Ct Mesquite TX 75419
Ms. Donna Bruno Date: 08/08/2025

Reasons (optional):

It will be an eye sore and take away from our beautiful scenery. The construction will be messy and noisy. It's been known to kill bees so I worry about our health. I believe it will be

Please respond by returning to:

PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

a physical hazard to kids trying to climb it.



RECEIVED

AUG 20 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
RENOUNCE OF PUBLIC HEARING

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)
DCAD: 38088610010020100
FILE NUMBER: Z0525-0396
APPLICANT: Chris Mayo, Hemphill Seminary, LLC
REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential to R-3, Single Family Residential with a **Conditional Use Permit** to allow a telecommunications tower as a permitted use with modified separation requirements at 1028 S. Belt Line Road.

Additional information about the request, including the concept plan and approval criteria are available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 25, 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 Tuesday, **September 15, 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 telark@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 **August 21st** to be included in the Planning and Zoning Commission packet and by 5 pm on **September 11th** 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: Z0525-0396
I am in favor of this request
I am opposed to this request ☒
Name:(required) First Presbyterian Church, Mesquite
Address of 1028 S. Belt Line Road
Noticed Property:
Owner Signature: Egonas [Signature] Date: 8/20/25
Reasons (optional): on behalf of FAC; our governing body voted unanimously to oppose this request.

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



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
RENOUNCE OF PUBLIC HEARING

LOCATION: 1028 S. Belt Line Rd
(See attached map for reference)
DCAD: 38088610010020100
FILE NUMBER: Z0525-0396
APPLICANT: Chris Mayo, Hemphill Seminary, LLC
REQUEST: From: R-3, Single Family Residential
To: R-3, Single Family Residential with a Conditional Use Permit

A public hearing will be held to consider a zoning change from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit to allow a telecommunications tower as a permitted use with modified separation requirements at 1028 S. Belt Line Road.

Additional information about the request, including the concept plan and approval criteria are available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

First Presbyterian Open Door Baptist Church, Block 1, Lot 2

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, August 25, 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 Tuesday, September 15, 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 August 21st to be included in the Planning and Zoning Commission packet and by 5 pm on September 11th 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: Z0525-0396

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Lorena & Samuel C. Gisa

1124 Aragon Ter Mesquite, TX 75149

[Signature]

Date: 8/21/25

Reasons (optional):

- Health concerns

- Do not want that view in front of my house.

It is directly in front of me. Thank you!

Please respond by returning to:

PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

9/2/2025 - Names match DCAD records



Hemphill Seminary, LLC

P.O. Box 100303
Fort Worth, TX 76185
817-233-4051
chris@siteproperty.com

Date: June 26, 2025

To: Planning and Zoning Division
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

Re: Resubmittal of Conditional Use Permit Application - Case# Z0525-0396 - Proposed Telecommunications Tower at 32.752748, -96.595730

To Whom It May Concern,

On behalf of Hemphill Seminary, LLC, we are pleased to resubmit our Conditional Use Permit (CUP) application for the proposed telecommunications tower located at coordinates 32.752748, -96.595730. Since our original submittal, we have made several additions and clarifications to address review comments and requirements outlined in Section 1-704 of the Mesquite Zoning Ordinance. These include:

1. Inventory of Existing Facilities
A detailed inventory of all known telecommunications sites within the City of Mesquite and within ¼ mile of its boundary has been included.
2. Separation Distances
A location map has been provided showing the distance from the proposed tower to existing nearby towers, including the closest facility located over 2,100 feet away.
3. Collocation Statement
A notarized statement has been included confirming the proposed 125-foot monopole tower is designed to accommodate up to three (3) carriers.
4. Unavailable Site Statement
We have included an explanation of the efforts made to locate a site compliant with §1-703 and the reasons such sites were not feasible. These include a lack of suitable existing towers, insufficient height or structural capacity, and the unavailability of public land.



5. Alternatives Analysis

The site statement has been expanded to explain why existing towers, other structures, or alternative technologies are not viable alternatives to the construction of a new tower.

6. System Requirements

Coverage maps have been added to demonstrate a significant gap in service within the target area, supporting the need for the proposed tower location.

7. Design, Aesthetic, and Screening Standards (§1-704.C.2-3)

The site statement now includes design elements of the proposed monopole tower, which is a non-reflective, neutral-color structure. Equipment will be screened with fencing and landscaping to reduce visual impact. Documentation includes compliance with all applicable design and aesthetic requirements.

We trust that these revisions and supplemental materials address the City's requirements, and we look forward to your review. Please do not hesitate to contact me with any questions or requests for further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Mayo'.

Chris Mayo
Authorized Representative
Hemphill Seminary, LLC



Hemphill Seminary, LLC

P.O. Box 100303
Fort Worth, TX 76185
817-233-4051
chris@siteproperty.com

Date: May 2, 2025

To: Planning and Zoning Division
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

RE: Letter of Intent – Conditional Use Permit Application
Proposed 125' Monopole Cell Tower at 1212 S. Beltline Road, Mesquite, TX

Dear Planning and Zoning Staff,

Hemphill Seminary, LLC hereby submits this letter of intent to apply for a Conditional Use Permit (CUP) to construct a 125-foot monopole cell tower on a 2.00-acre undeveloped, but platted parcel adjacent to Anchor Baptist Church at 1212 S. Beltline Road. The property is legally described as:

2.00 ACRES OUT OF LOT 2, BLOCK 1, REPLAT OF FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION... (Doc. No. 202300226303 & Vol. 90199, Pg. 793, Plat Records, Dallas County, TX).

The tower will occupy a 50' x 50' lease area, enclosed by a 6' masonry screen wall. Access will be provided through the church parking lot. The facility will support three wireless carriers.

This CUP is requested to permit a use not allowed by right under the current zoning. The location is appropriate due to the lack of nearby residences, minimal visual impact, and its vital role in closing wireless coverage gaps in the Mesquite area. The site offers a practical, low-impact solution that benefits residents, businesses, and emergency services.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Mayo'.

Chris Mayo
Authorized Representative
Hemphill Seminary, LLC



Date: 6/20/2025

City of Mesquite Planning Department
1515 N. Galloway Avenue
Mesquite, Texas 75149

RE: Structural Capacity Certification – Proposed Cell Tower at 1028 South Beltline Road, Mesquite, Texas 75149

To Whom It May Concern:

I, Chris Mayo, hereby certify that the telecommunications tower proposed by Hemphill Seminary, LLC to be constructed at 1028 South Beltline Road, Mesquite, Texas 75149 will be designed and constructed to meet all applicable structural requirements and will have the structural capacity to accommodate three (3) wireless communication carriers.

This certification is provided to satisfy the requirements of the City of Mesquite Planning Department as part of the CUP zoning approval process. An engineer's stamped tower design evidencing a three (3) carrier capacity will be included as part of the full construction drawing and permit submittal package.

Should you require any additional information or clarification, please feel free to contact me at the number or email address listed below.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Mayo', written over a horizontal line.

Chris Mayo
Hemphill Seminary, LLC
P.O. Box 100303
(817) 233-4051
chris@siteproperty.com



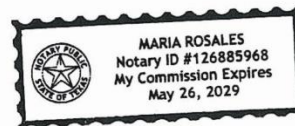
State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeared **Chris Mayo**, known to me (or proved to me through satisfactory identification) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of Nov, 2025.


Notary Public, State of Texas

My commission expires: 5/26/2029



Unavailable Site Statement – Justification per MZO §1-703

In accordance with Section 1-704.B of the Mesquite Zoning Ordinance, and after review of §1-703, we respectfully submit the following justification for not utilizing sites described in §1-703:

Existing towers, structures, and alternative technologies were not viable options for this project due to a lack of suitable infrastructure within the target coverage area. No existing buildings or structures in the area offer the necessary elevation or structural integrity to support telecommunications equipment. Additionally, alternative technologies such as small cells or distributed antenna systems require a dense network of support structures and fiber connectivity, which are not available or practical in this location.

The proposed tower site is located at 32.752748, -96.595730, with a height of 125 feet, and is designed to accommodate three carriers, promoting future collocation and minimizing infrastructure footprint. In contrast, the nearest existing tower is located at 32.746918, -96.595926, approximately 2,100 feet away, but is only 65 feet tall and currently supports just one carrier with no room for expansion. Its lower height and existing capacity limitations make it unsuitable to meet the required coverage and carrier expansion needs in this area.

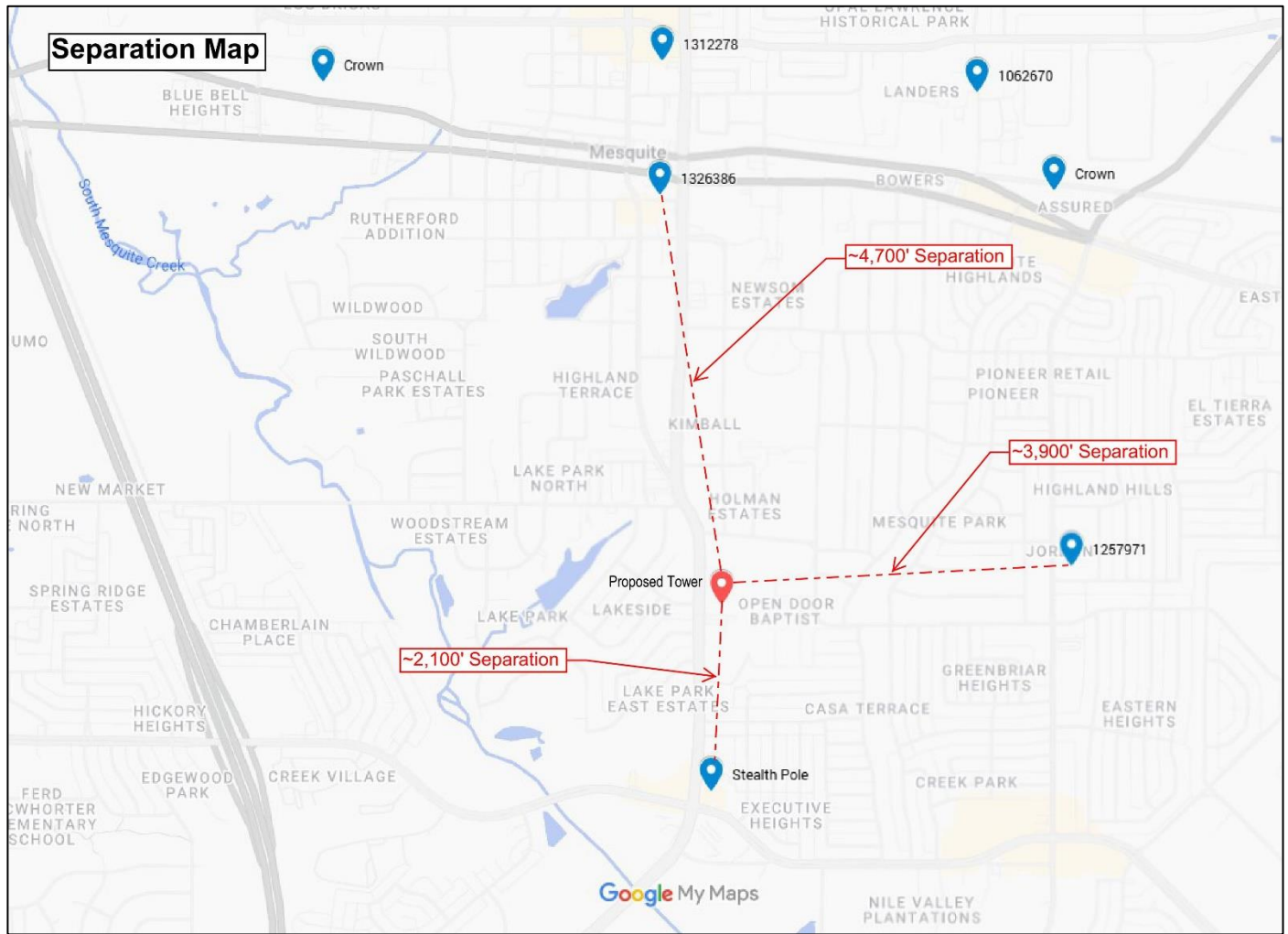
After evaluating existing facilities and structures in accordance with §1-703, it was determined that a new tower at the proposed location is necessary to meet service demands, ensure sufficient coverage, and allow for future network growth.

ATTACHMENT 8 – EXISTING TOWER FACILITIES

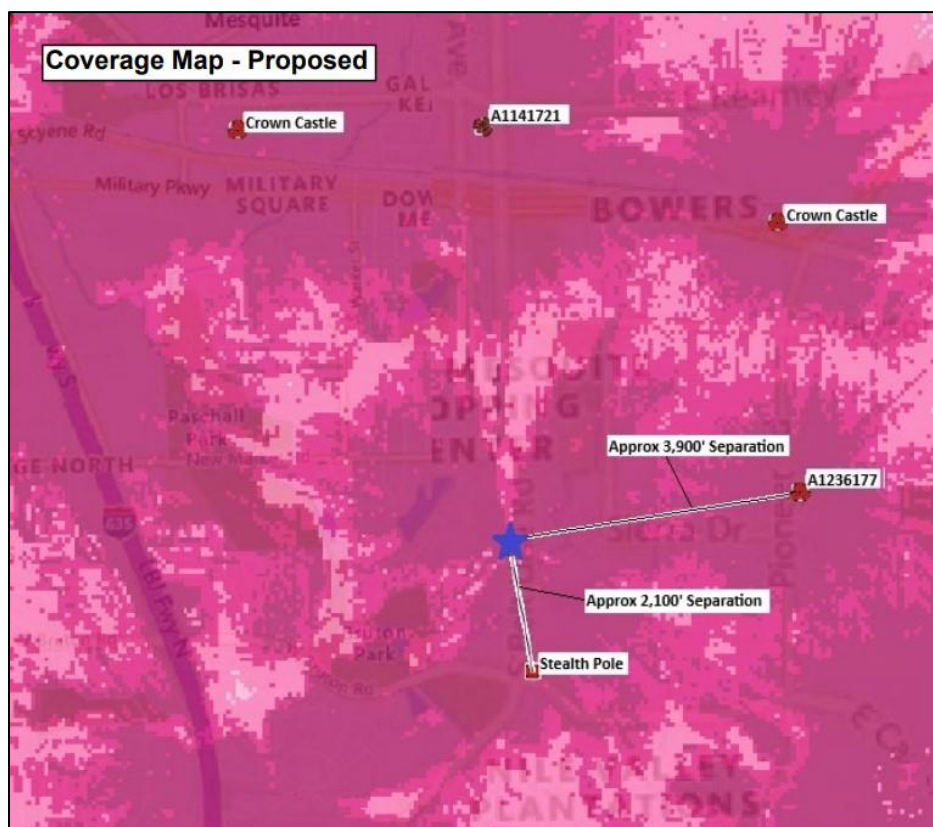
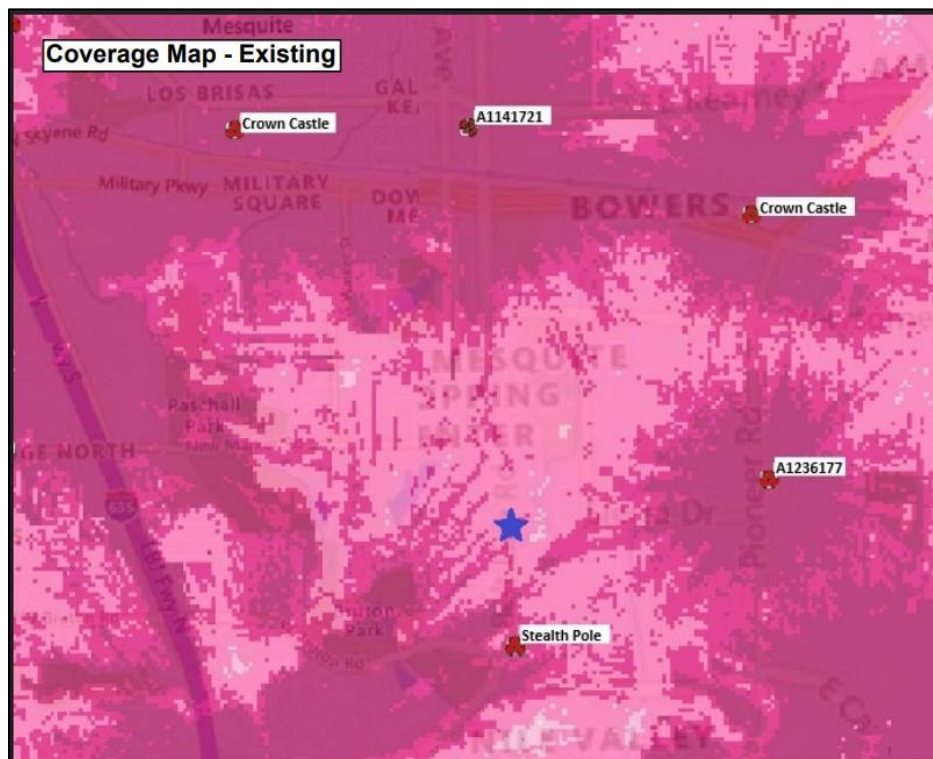
Existing Facilities

FCC Registration Number	Status	File Number	Tower Type	Owner Name	Structure City/State	Overall Height - Feet	ZIP	Latitude	Longitude
1054543	Constructed	A0064165	Guyed	MESQUITE INDEPENDENT SCHOOL DISTRICT	MESQUITE, TX	508	75149	32.762778	-96.634722
1062670	Constructed	A1071056	Self Support	MESQUITE, CITY OF	MESQUITE, TX	269	75149	32.768611	-96.586361
1257971	Constructed	A1236177	Monopole	SBA Monarch Towers III, LLC	Mesquite, TX	65	75149	32.753972	-96.582861
1312278	Granted	A1141721		Wild West Towers Corporation	Mesquite, TX	102	75149	32.769611	-96.597944
1326386	Constructed	A1309385	Monopole	Tillman Infrastructure, LLC	Mesquite, TX	70	75149	32.765444	-96.598
1053866	Constructed	A0063367		ALL COM COMMUNICATIONS & ELECTRONICS	MESQUITE, TX	48	75150	32.828333	-96.6275
1272552	Constructed	A1131148	Monopole	SBA Towers IV, LLC	Mesquite, TX	108	75150	32.8415	-96.635694
1281000	Constructed	A1276805	Stealth pole	SBA Towers III LLC	Mesquite, TX	98	75150	32.816444	-96.639556
1301251	Granted	A1102973		ACME Commercial Properties L.L.C.	Mesquite, TX	57	75150	32.829611	-96.637833
1310191	Constructed	A1162851	Monopole	Tarpon Towers II, LLC	Mesquite, TX	105	75150	32.793722	-96.620417
1050080	Constructed	A1030676	Self Support	CCATT LLC	MESQUITE, TX	153	75181	32.744139	-96.520722
1226256	Constructed	A1211007	Monopole	STC Five, LLC	Mesquite, TX	153	75181	32.7295	-96.558389
1234781	Constructed	A0335319	Self Support	Mesquite Metro Airport	Mesquite, TX	32	75181	32.751333	-96.529028
1250564	Constructed	A1022273	Monopole	T-Mobile West Tower LLC	Mesquite, TX	86	75181	32.738306	-96.550667
1279959	Constructed	A1157166	Self Support	American Towers LLC	Mesquite, TX	118	75181	32.761389	-96.558278
1280137	Constructed	A0829559	Stealth pole	American Towers LLC	MESQUITE, TX	102	75181	32.748222	-96.561556
1299105	Constructed	A1071055	Self Support	MESQUITE, CITY OF	MESQUITE, TX	3	75181	32.707083	-96.569972
1302487	Granted	A1103018		ACME Commercial Properties L.L.C.	Mesquite, TX	316	75181	32.732083	-96.544361
1305491	Constructed	A1291246	Stealth pole	V8-S1 Assets, LLC	Mesquite, TX	105	75181	32.724333	-96.543667
1312712	Granted	A1144452		City of Dallas	Mesquite, TX	265	75181	32.702944	-96.578889
Stealth Pole	Constructed	N/A	Stealth pole	Crown Castle	Mesquite, TX	64	75149	32.747012	-96.596114
N/A	Constructed	N/A	Stealth pole	American Towers LLC	Mesquite, TX	130		32.759083	-96.553875
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	76		32.805965	-96.611749
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	74		32.793037	-96.63171
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	92		32.80215	-96.644844
N/A	Constructed	N/A	Monopole	American Towers LLC	Mesquite, TX	76		32.806111	-96.6664
N/A	Constructed	N/A	Self Support	American Towers LLC	Mesquite, TX	144		32.806081	-96.66685
Crown	Constructed	N/A	Monopole	Crown Castle	Mesquite, TX	100		32.76558	-96.58351
Crown	Constructed	N/A	Monopole	Crown Castle	Mesquite, TX	150		32.76896	-96.61042

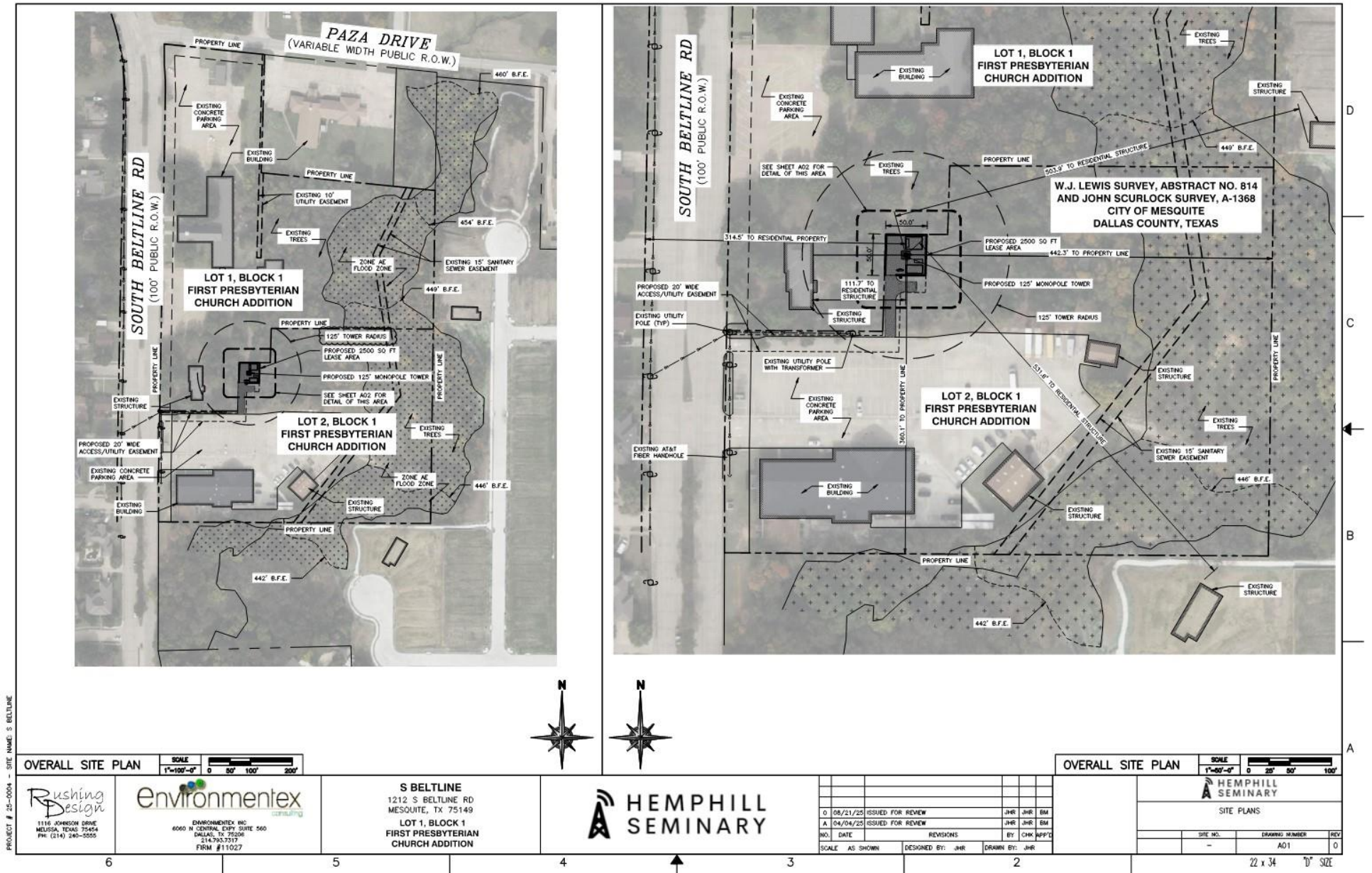
ATTACHMENT 9 – SEPARATION MAP



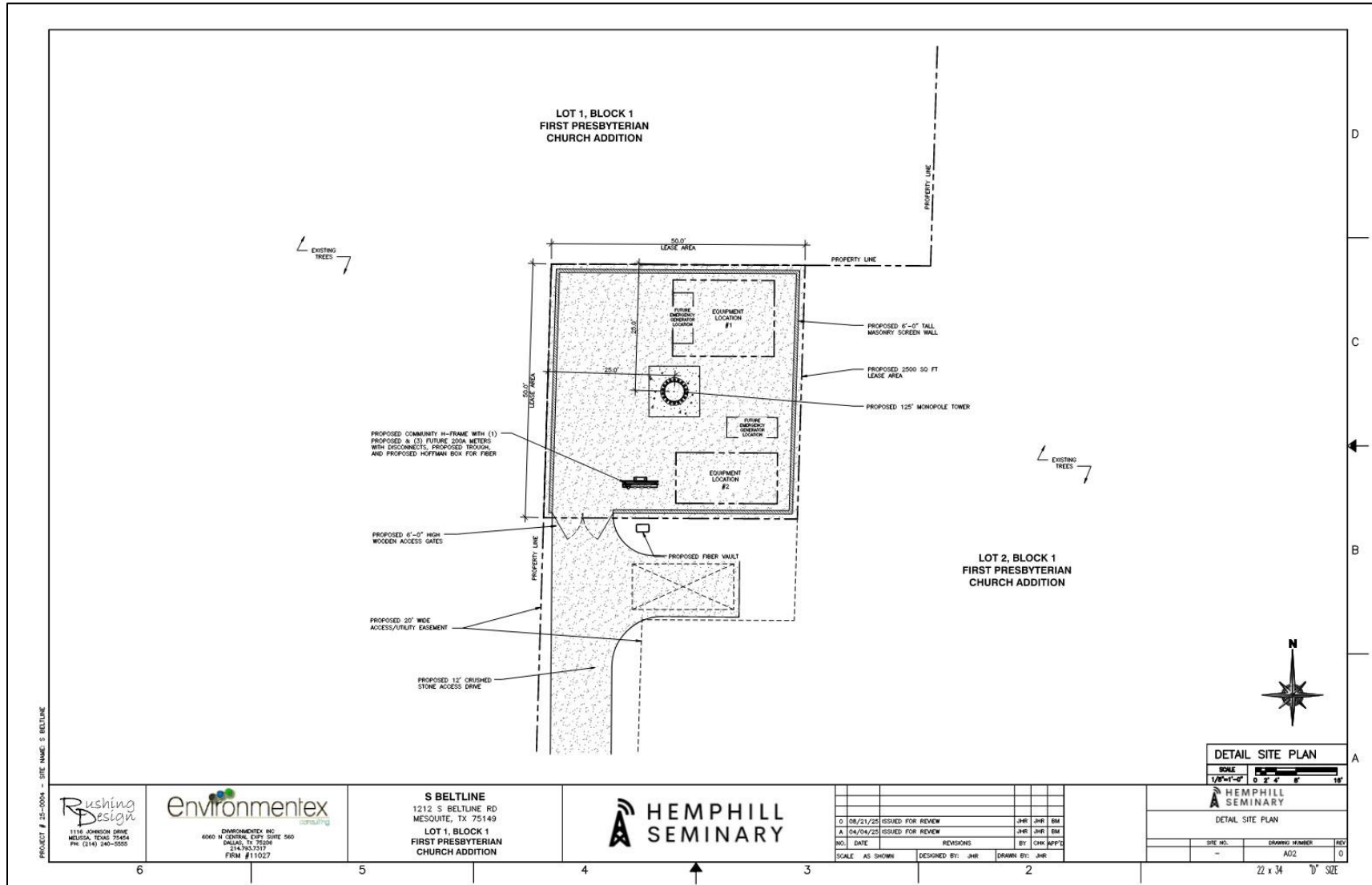
ATTACHMENT 10 – COVERAGE MAPS



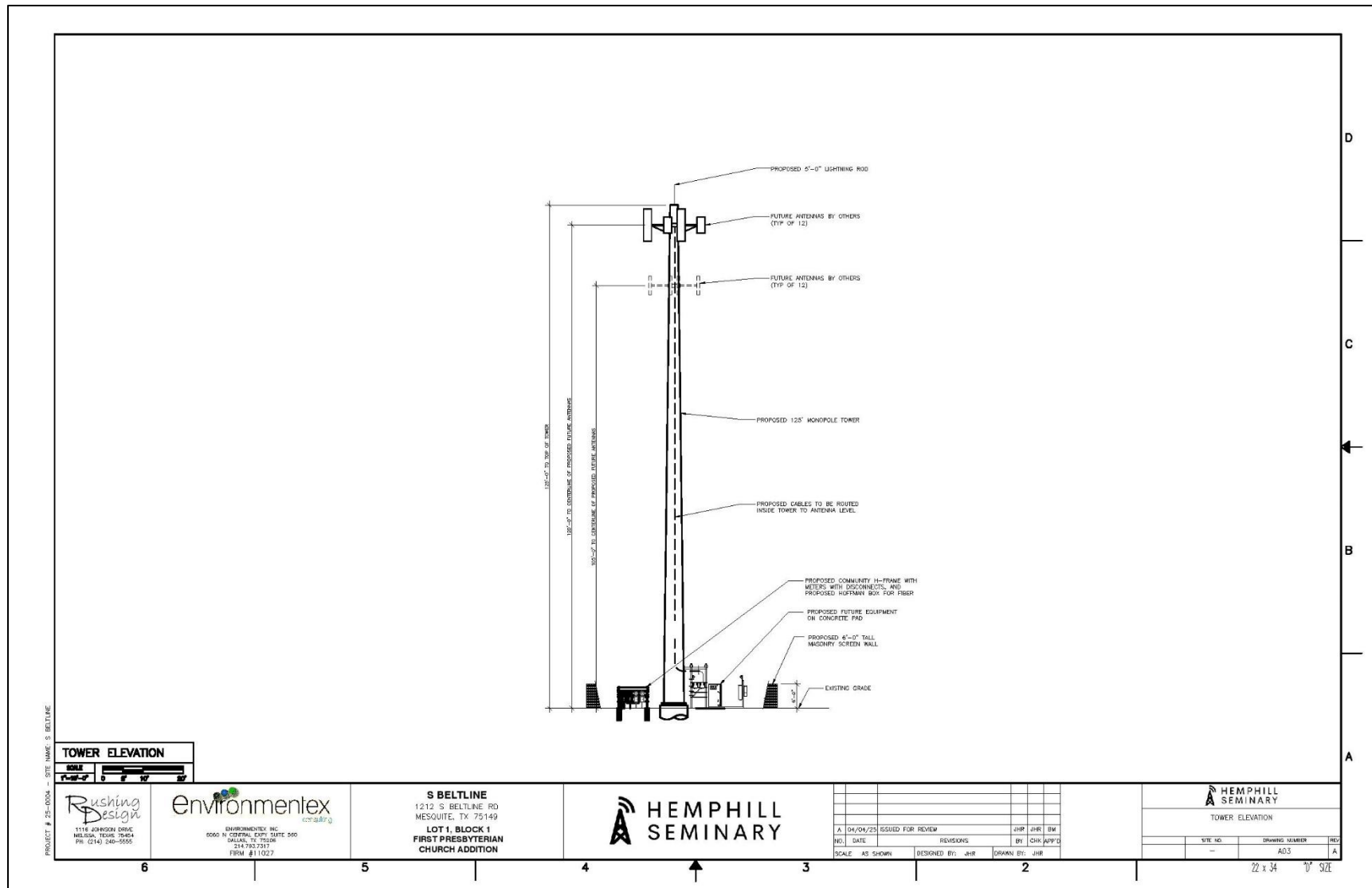
PROJECT INFORMATION		 SITE NAME S BELTLINE SITE ADDRESS 1212 S BELTLINE RD MESQUITE, TX 75149 DALLAS COUNTY																															
DRAWING INDEX				REV																													
SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY SITE ADDRESS: 1212 S BELTLINE RD, MESQUITE, TX 75149 LATITUDE: 32.752748° LONGITUDE: -96.595730° JURISDICTION: CITY OF MESQUITE EXISTING USE: RETAIL/COMMERCIAL PROPOSED USE: TELECOMMUNICATIONS FACILITY																																	
T01 A01 A03	TITLE SHEET SITE PLAN DETAILED SITE PLAN TOWER ELEVATION PROPERTY PLAT	A A A																															
NOTES		VICINITY MAP (NOT TO SCALE)																															
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> A/E DOCUMENT REVIEW STATUS <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED</td> </tr> <tr> <td style="text-align: center;">2</td> <td>NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT</td> </tr> </table> <p style="font-size: 0.7em;">ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <tr> <td style="width: 30%;">REVIEWED:</td> <td style="width: 20%;">ENG.</td> <td style="width: 20%;">CONST.</td> <td style="width: 30%;">DATE:</td> </tr> <tr> <td>BY:</td> <td></td> <td></td> <td></td> </tr> </table> </div> <div style="border: 1px solid black; padding: 5px;"> REDLINE DRAWING REVIEW <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <tr> <td style="width: 30%;">NAME (PRINT)</td> <td style="width: 40%;">SIGNATURE</td> <td style="width: 30%;">DATE</td> </tr> <tr> <td colspan="3">GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS</td> </tr> <tr> <td>NAME (PRINT)</td> <td>SIGNATURE</td> <td>DATE</td> </tr> <tr> <td colspan="3">FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS</td> </tr> <tr> <td>NAME (PRINT)</td> <td>SIGNATURE</td> <td>DATE</td> </tr> <tr> <td colspan="3">ENGINEERING – ACCEPT THESE REDLINE DRAWINGS</td> </tr> </table> </div>		1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED	2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT	REVIEWED:	ENG.	CONST.	DATE:	BY:				NAME (PRINT)	SIGNATURE	DATE	GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS			NAME (PRINT)	SIGNATURE	DATE	ENGINEERING – ACCEPT THESE REDLINE DRAWINGS			<p style="font-size: 0.8em;">DIRECTIONS: FROM DALLAS, TAKE I-EAST TO HWY 80 (EXIT 53). TAKE HWY 80 (RIGHT) 3.3 MI TO I-635 SOUTH. TAKE I-635 3.0 MI TO W BRUTON ROAD (EXIT 3). TAKE W BRUTON RD EAST 1.6 MI TO S BELTLINE RD. TAKE S BELTLINE RD NORTH (LEFT) 0.4 MI TO SITE ENTRANCE LOCATION ON THE EAST (RIGHT) SIDE OF THE ROAD.</p>	
1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED																																
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT																																
REVIEWED:	ENG.	CONST.	DATE:																														
BY:																																	
NAME (PRINT)	SIGNATURE	DATE																															
GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS																																	
NAME (PRINT)	SIGNATURE	DATE																															
FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS																																	
NAME (PRINT)	SIGNATURE	DATE																															
ENGINEERING – ACCEPT THESE REDLINE DRAWINGS																																	
APPLICABLE BUILDING CODES AND STANDARDS		 TEXAS 811 Know what's below. Call before you dig.																															
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAJ) FOR THE SITE LOCATION, INCLUDING BUILDING CODES, ELECTRICAL CODES AND LIGHTNING PROTECTION CODES. THE EDITION OF THE LAJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE CONSTRUCTION. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100, RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1-311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.																																	
<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> 1116 JOHNSON DRIVE MESQUITE, TEXAS 75004 PH: (214) 248-9555 </div> <div style="width: 20%;"> ENVIRONMENTEX INC 6050 N. CENTRAL, SUITE 200 DALLAS, TX 75206 214.783.7317 FIRM #11027 </div> <div style="width: 20%; text-align: center;"> S BELTLINE 1212 S BELTLINE RD MESQUITE, TX 75149 LOT 1, BLOCK 1 FIRST PRESBYTERIAN CHURCH ADDITION </div> <div style="width: 20%; text-align: center;"> HEMPHILL SEMINARY </div> </div>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">NO.</td> <td style="width: 20%;">DATE</td> <td style="width: 20%;">ISSUED FOR REVIEW</td> <td style="width: 20%;">DESIGNED BY</td> <td style="width: 20%;">DRAWN BY</td> </tr> <tr> <td>1</td> <td>04/04/25</td> <td>ISSUED FOR REVIEW</td> <td>JHP</td> <td>JHP</td> </tr> <tr> <td colspan="2"></td> <td>REVISIONS:</td> <td>BY</td> <td>CHK APP'D</td> </tr> <tr> <td colspan="2"></td> <td>SCALE: AS SHOWN</td> <td>DESIGNED BY: JHP</td> <td>DRAWN BY: JHP</td> </tr> </table>		NO.	DATE	ISSUED FOR REVIEW	DESIGNED BY	DRAWN BY	1	04/04/25	ISSUED FOR REVIEW	JHP	JHP			REVISIONS:	BY	CHK APP'D			SCALE: AS SHOWN	DESIGNED BY: JHP	DRAWN BY: JHP										
NO.	DATE	ISSUED FOR REVIEW	DESIGNED BY	DRAWN BY																													
1	04/04/25	ISSUED FOR REVIEW	JHP	JHP																													
		REVISIONS:	BY	CHK APP'D																													
		SCALE: AS SHOWN	DESIGNED BY: JHP	DRAWN BY: JHP																													



ATTACHMENT 11 – CONCEPT PLAN



ATTACHMENT 11 – CONCEPT PLAN





Page 33 of 33