

**FILE NUMBER:** Z0825-0414  
**REQUEST FOR:** Zoning Change  
**CASE MANAGER:** Garrett Langford, Assistant Director

### **PUBLIC HEARINGS**

---

Planning and Zoning Commission: Monday, September 8, 2025  
City Council: Monday, October 6, 2025

### **GENERAL INFORMATION**

---

**Applicant:** City of Mesquite  
**Requested Action(s):** Zoning change to Planned Development (PD) – Commercial would allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials.  
**Location:** 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road

### **PLANNING AND ZONING ACTION**

---

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

### **SITE BACKGROUND**

---

**Platting:** The property is not platted.  
**Size:** ~165 Acres  
**Zoning:** R-3, Single Family Residential  
**Future Land Use:** Public/Semi-Public  
**Zoning History:** 1963: Annexed and Zoned Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<b><u>ZONING</u></b>	<b><u>EXISTING LAND USE</u></b>
<b>NORTH:</b>	PD-SF No. 4838	Ridge Ranch subdivision
<b>SOUTH:</b>	PD-Business Park No. 3530	Undeveloped, floodplain
<b>EAST:</b>	R-3 Single Family Residential	City-owned land, undeveloped, floodplain
<b>WEST:</b>	Agricultural	Undeveloped, floodplain

## CASE SUMMARY

---

The City of Mesquite owns the property at 3550 Lawson Road and currently houses the North Texas Municipal Sewer Treatment Plant, the Citizens Convenience and Recycling Center, the Mesquite Composting Facility, and the City's public safety training facility. Currently, Living Earth operates under contract with the City to perform brush grinding, converting yard waste collected at the Mesquite Composting Facility into compost and mulch. The City is considering allowing Living Earth to add a bagging facility on the property, along with possible improvements described below:

- Site grading and preparation for drainage and heavy equipment operations
- Parking lot improvements
- Yard and perimeter lighting for safety and extended operations
- Perimeter wrought iron fencing to secure the property and improve appearance
- A 15,000-square-foot bagging line building
- Office and maintenance buildings
- Truck scale and scanner system installation

A concept plan for possible improvements to the composting facility is shown in Attachment 6. While a composting facility already exists on the site, enabling another party to operate a commercial business on the property requires rezoning. Any improvements and partnership agreement would be subject to City Council approval. The proposed rezoning does not affect the existing uses and operations on the subject property.

## MESQUITE COMPREHENSIVE PLAN

---

### **Current Future Land Use Designation:** Public/Semi-Public

The subject property is located within the Public/Semi-Public Future Land Use designation. According to the *Mesquite Comprehensive Plan*, Public/Semi-Public uses generally serve a public purpose and are generally related to a public entity like government offices, public safety facilities, and public educational facilities.

### **No changes proposed in the Future Land Use Designation**

## MESQUITE ZONING ORDINANCE

---

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

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

**STAFF COMMENTS:** The proposed PD supports public health, safety, and welfare by allowing the City to consider using a commercial operator to improve and operate the City's composting facility.

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

**STAFF COMMENTS:** The proposed rezoning aligns with the Public/Semi-Public land use designation by allowing public facilities, even if operated by a private party.

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

**STAFF COMMENTS:** The proposed PD supports the City Council's 2024-2025 Strategic Goal 4.1, which aims to "Promote investment in new and existing businesses."

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

**STAFF COMMENTS:** Not applicable. There are no existing uses or structures that would become nonconforming as a result of the proposed amendment.

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

**STAFF COMMENTS:** There are no existing uses immediately adjacent to the subject property. The property is surrounded mostly by city-owned properties and/or is within the floodplain, providing a suitable buffer from any nearby residential uses.

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

**STAFF COMMENTS:** Most of the surrounding properties are located within a large floodplain area that is unlikely to be developed. The property to the north, on the other side of Lawson Road, is being developed as a single-family subdivision called Ridge Ranch.

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 subject property is not suited for the R-3 Single Family Residential district, as it includes the North Texas Municipal Water District's regional sewer treatment plant, along with other public facilities.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

**STAFF COMMENTS:** Existing infrastructure is adequate or can be extended to the property as necessary to serve the site or to meet applicable building and fire codes.

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

**STAFF COMMENTS:** The proposed PD provides a greater level of public benefit by allowing for customized development standards that address the unique challenges of the site, support high-quality development, and mitigate potential impacts on adjacent uses.

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:** The proposed PD, with its modifications and flexible development standards, allows for a more customized approach than what would be possible under the strict application of standard zoning.

11. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments at this time.

## CONCLUSIONS

---

### ANALYSIS

The proposed Planned Development (PD) District at 3550 Lawson Road will allow the City to pursue a partnership that enhances the existing composting facility while maintaining compatibility with surrounding uses. No adverse impacts to adjacent properties are anticipated, and the amendment provides greater public benefit than what could be achieved under the existing zoning.

### **RECOMMENDATION**

Staff believes that the zoning change is appropriate and has provided suggested stipulations as shown in Exhibit B.

### **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 12, 2025, staff has not received any responses from the statutory or courtesy notices.

### **ATTACHMENTS**

---

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Concept Plan
7. Exhibit A – Legal / Property Description
8. Exhibit B – Development Standards



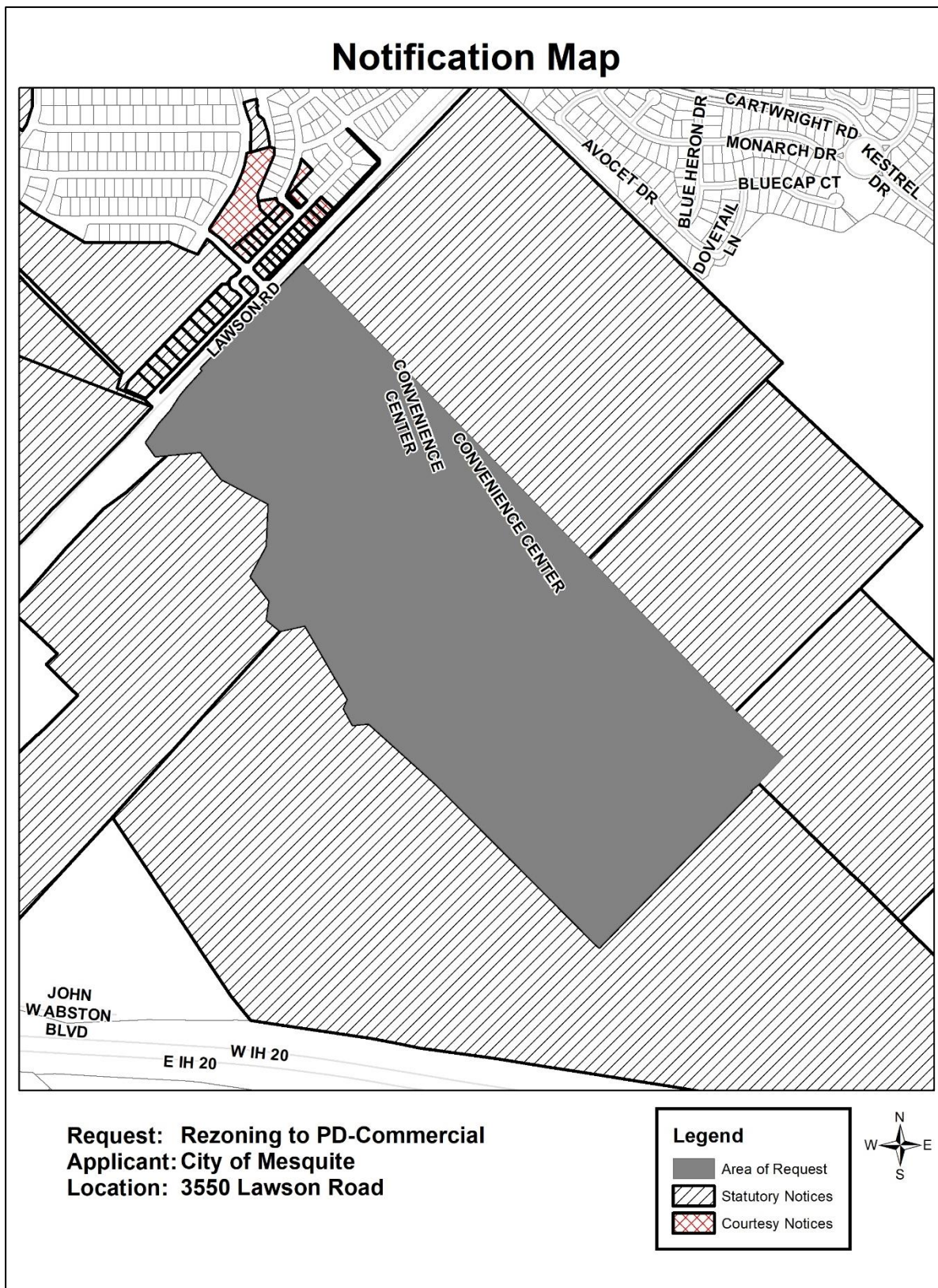
## Aerial Map



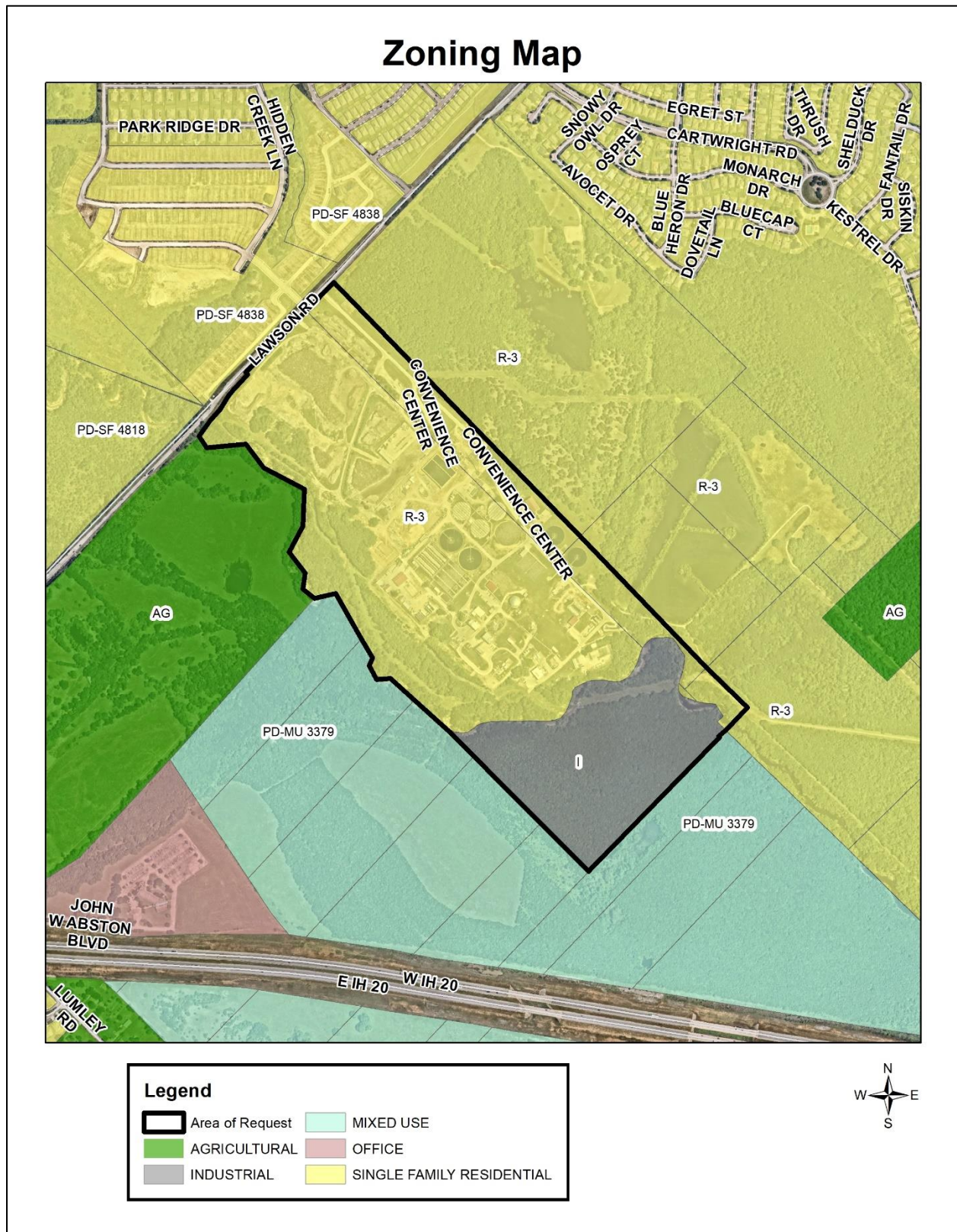
**Request: Rezoning to PD-Commercial**  
**Applicant: City of Mesquite**  
**Location: 3550 Lawson Road**



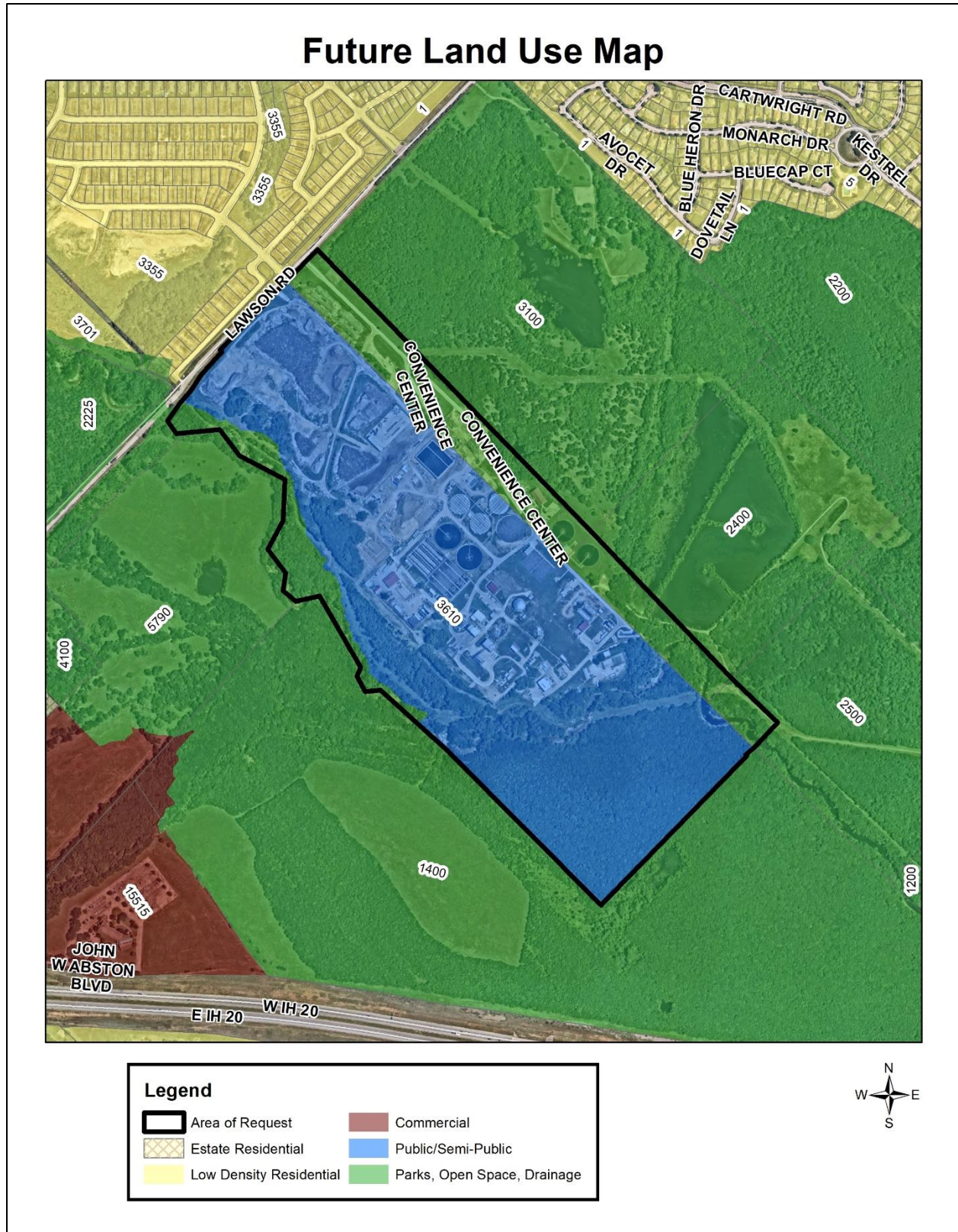
















From east along Lawson Rd



Facing west towards the existing composting facility.





**Legal / Property Description to be provided with the proposed ordinance.**

## EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“**PD**”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“**MZO**”), as amended and adopts Commercial (“**C**”) Zoning District as the base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C-zoning district as set out in MZO, Section 3-203 (Nonresidential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“**CUP**”) in the C zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the C zoning district, as amended, is also prohibited.
- 3) The following uses are permitted on the Property.
  - i. Sanitary sewer treatment facilities
  - ii. Public safety facilities
  - iii. Solid waste facilities
  - iv. Production, sale, and distribution of soil, mulch, and landscape materials
  - v. Outdoor storage
  - vi. Outdoor display of landscaping materials

B. **Development Standards.** In addition to the requirements of the C base zoning district, the Planned Development is subject to the following:

- 1) An 8-ft wrought-iron/ornamental metal fence shall be provided around the perimeter of the composting facility. The 8-ft perimeter fence, a wrought-iron fence, may be located within the front setback.
- 2) A screening wall is not required along the property line when adjacent to a city-owned property or when adjacent to a floodplain area.
- 3) Landscaping is not required in nonpublic areas.
- 4) Pavement for nonpublic areas may utilize crushed concrete or other materials as approved by the City Manager.
- 5) City Manager may authorize modifications to the zoning requirements for screening, fencing, landscaping, and pavement surfaces.