



T E X A S  
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PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z0525-0397  
**REQUEST FOR:** Zoning Change and Comprehensive Plan Amendment  
**CASE MANAGER:** Garrett Langford, Assistant Director

**PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, June 23, 2025  
City Council: Monday, July 21, 2025

**GENERAL INFORMATION**

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**Applicant:** Austin McDaniel, on behalf of Simple Development Partners  
**Requested Action(s):**  
1. Zoning change to Planned Development (PD) – Commercial with or without a Conditional Use Permit to allow a light industrial development that would include warehouse distribution, beverage manufacturing, and other manufacturing uses.  
2. A Comprehensive Plan Amendment to change the future land use designation from Commercial to Light Industrial.  
**Location:** 2100 E US HWY 80 (Attachment 1) (Future Address: 2050 Jane St)

**PLANNING AND ZONING ACTION**

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**Decision:** On June 23, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5-2, with Commissioners Arnold and Teferi dissenting, to allow the light industrial development with a Conditional Use Permit for a brewery.

**SITE BACKGROUND**

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**Platting:** The property is not platted.  
**Size:** ~7 Acres  
**Zoning:** Split Zoned: PD-Light Commercial (LC) and Traditional Mixed Neighborhood Residential (TNMR)  
**Future Land Use:** Commercial  
**Zoning History:**  
1954: Annexed and zoned Single Family Residential  
1975: Rezoned to PD-A1 and GR No. 1285  
1985: Rezoned to PD-LC and PD-TH No. 2174  
2010: Rezoned PD-TH to TNMR

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	N/A	E US HWY 80
<b>SOUTH:</b>	TNMR	Undeveloped (City-owned)
<b>EAST:</b>	PD – Light Commercial Ord. No 2174	Undeveloped, Floodplain (City-owned)
<b>WEST:</b>	R-3, Single Family Residential	Church and single family subdivision

### **CASE SUMMARY**

The applicant, Austin McDaniel, on behalf of the developer Simple Development Partners, is requesting a Comprehensive Plan amendment and a zoning change to allow a light industrial development on a 7-acre tract located southeast of Jane Street and the US Highway 80 service road. The proposed development would include a ~95,000-square-foot tilt-wall building for commercial uses, warehouse distribution, and light manufacturing. Although not formally a party to the application, the developer is working with a Dallas-based brewery that may occupy a significant portion of the building for brewing and distribution operations. The brewer also envisions using the site for a taproom, food trucks and/or restaurant. The Texas Alcohol Beverage Commission (TABC) allows brewers to serve malt beverages produced at the facility or give samples to customers but only using beverages made by and at the facility. TABC allows brewers to sell up to 5,000 gallons annually in the taproom. The developer and brewer believe that adding the taproom, restaurant, or food trucks could complement the City's [Heritage Trail](#), where phase 2 of the trail is currently under construction along the east side of the property.

The concept plan has been prepared to accommodate this potential use. The proposed PD–Commercial district includes modifications to the standard screening, landscaping, parking requirements, and permitted uses to support the proposed development.

The subject property has been owned by AMC since 1997. AMC has shown no interest in developing the site and has listed the property for sale for several years. Planning staff has received various inquiries to develop the site for different uses, including self-storage, multifamily, and industrial. Earlier this year, a multifamily developer hosted a neighborhood meeting at Rugel Elementary on January 16, 2025, to gauge community feedback on a potential multifamily project. While the Planning staff did not attend the meeting, it has been suggested to staff that the proposal was not well received. Consequently, the realtor began marketing the site for industrial development.

The property presents several challenges that complicate development, including:

1. **Limited Access:** The site is only accessible via Jane Street along the western edge of the property. In the upcoming reconstruction of the US 80 service road as part of the US 80/IH-635 interchange project, driveway access to the service road will likely be infeasible due to grade changes.

2. **Substandard Street Conditions:** Jane Street is currently a substandard asphalt road and inadequate for commercial or industrial traffic.
3. **Utility Constraints:** A 60-foot-wide high-voltage transmission line easement runs diagonally across the site from northeast to southwest.
4. **Floodplain Encroachment:** A portion of the southeastern area of the site lies within the 100-year floodplain.

To address these site constraints, the applicant has submitted a concept plan and proposed development standards. Key features include:

- Locating the building closer to the west side of the property with a 25-foot setback along Jane Street.
- Placing the truck court on the east side of the building, oriented away from nearby residential neighborhoods to the west.
- Reconstructing Jane Street to a standard that supports the proposed development and improves overall access.

The applicant is attempting to propose a PD district that balances the unique physical limitations of the property with the economic development goals of the City.

## **MESQUITE COMPREHENSIVE PLAN**

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### **Current Future Land Use Designation:** Commercial with Corridor Development

The *Mesquite Comprehensive Plan* designates the subject property as Commercial with Corridor Development. Commercial land uses generally include retail, hotels, restaurants, big box retailers, and personal services. This category supports office uses, with developments in this category being larger and more intense than those in the Neighborhood Retail category. Corridor Development focuses on developments that are highly visible, have a high quality, and cater to highway traffic. Land use types in this category include restaurants, retail, and entertainment.

### **Proposed Future Land Use Designation:** Light Industrial

The Light Industrial designation includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Uses may include refining or manufacturing facilities (with no outdoor activity), indoor warehousing or storage facilities, and industrial business parks. Light Industrial strategies:

- Light Industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines, and/or areas with access to airports and other transportation outlets.
- These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.

- They should serve as a buffer and transition between Heavy Industrial and lower-intensity uses.
- Industrial business parks that function as employment centers are encouraged.

## MESQUITE ZONING ORDINANCE

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**SEC. 5-307.M. Approval Standards.** In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following approval standards when reviewing major and minor Comprehensive Plan amendments. Comprehensive Plan amendments may be approved by the City Council only following a determination that:

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and

**Staff Comments: The purpose of the Comprehensive Plan and its Future Land Use Map is to guide land use policy in a way that balances economic development with land use compatibility. The proposed amendment aligns with this intent by responding to market demands and site-specific constraints that affect the feasibility of commercial development.**

2. That any one of the following criteria has been met:
  - a. There was an error in the original Comprehensive Plan adoption; or
  - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
  - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
  - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
  - e. Any other legally sufficient standard under Texas law

**Staff Comments: Since the adoption of the Comprehensive Plan in 2019, the City has experienced a growing trend of light industrial development along the US Highway 80 corridor. This trend, combined with the physical constraints of the subject site—such as limited access, utility easements, substandard road conditions, and floodplain encroachments—make commercial or retail development difficult. These factors represent a change in conditions and support the need for a land use designation that is more aligned with feasible development options. Therefore, staff finds that the proposed amendment to Light Industrial is appropriate.**

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

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

**STAFF COMMENTS:** The proposed Planned Development (PD) promotes public welfare by facilitating the development of an underutilized and challenging site into a productive light industrial use that supports local job creation and economic growth. The building layout attempts to minimize potential impacts on the adjacent residential area by orienting the truck court away from homes.

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

**STAFF COMMENTS:** The proposed PD is consistent with the City's strategic goals and evolving land use patterns. While the current Future Land Use designation is Commercial with Corridor Development, staff recommends amending it to Light Industrial due to site constraints and market trends. The proposal aligns with the City's efforts to attract employment-generating uses and optimize the use of industrial land along key transportation corridors.

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

**STAFF COMMENTS:** The proposed development supports the City Council's strategic goals related to economic development, infrastructure investment, and fiscal sustainability. It encourages reinvestment in underutilized properties, enhances the local employment base, and provides tax revenue from a new light industrial facility.

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

**STAFF COMMENTS:** Not applicable. The subject property is currently vacant, and 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:** The proposed PD includes design measures to promote compatibility with surrounding uses. The truck court is placed on the east side of the building to reduce impacts on the adjacent residential neighborhood to the west. The site will include appropriate landscaping and screening to further buffer the industrial activity from nearby homes.

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

**STAFF COMMENTS:** This area has experienced limited development in recent years. However, the trend along US Highway 80 has shifted toward light industrial uses, including warehouse and distribution centers, due to proximity to major transportation routes and regional economic demands.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

**STAFF COMMENTS:** The property is not well suited for development under its current zoning due to significant constraints, including limited access, substandard road infrastructure, utility easements, and floodplain encroachments. These constraints significantly limit the feasibility of commercial or residential development.

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:** Public facilities are available or can be reasonably extended to serve the site. The developer is proposing to reconstruct Jane Street along the frontage of the property to support the anticipated traffic. Other infrastructure improvements, such as water and sewer connections, will be addressed during the permitting process to ensure adequate service levels are met.

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 PD incorporates a creative and context-sensitive site design by shifting the building westward to orient truck court operations away from nearby homes. The proposal also includes flexibility in uses to accommodate a potential brewery tenant, while ensuring buffering, screening, and roadway improvements that enhance the overall development quality beyond standard requirements.**

11. Any other legally sufficient standard under Texas law.

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

## **CONCLUSIONS**

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### **ANALYSIS**

The proposed Comprehensive Plan amendment and Planned Development (PD) zoning request represents a thoughtful and appropriate approach to addressing a challenging but strategically located site. The proposed PD will allow for a quality development that will bring employment to the City and further diversify the City's tax base without adversely affecting the nearby residential area. It is Staff's opinion that the proposed PD meets and/or exceeds the spirit and intent of the Mesquite Zoning Ordinance and Mesquite Comprehensive Plan.

### **RECOMMENDATIONS**

Staff recommends approval of the zoning change to Planned Development – Commercial to with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan), located at 2100 E US Highway 80 (as described in Exhibit A).

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of June 20, 2025, Staff has received one public notice and one courtesy notice in opposition to the request.

## **ATTACHMENTS**

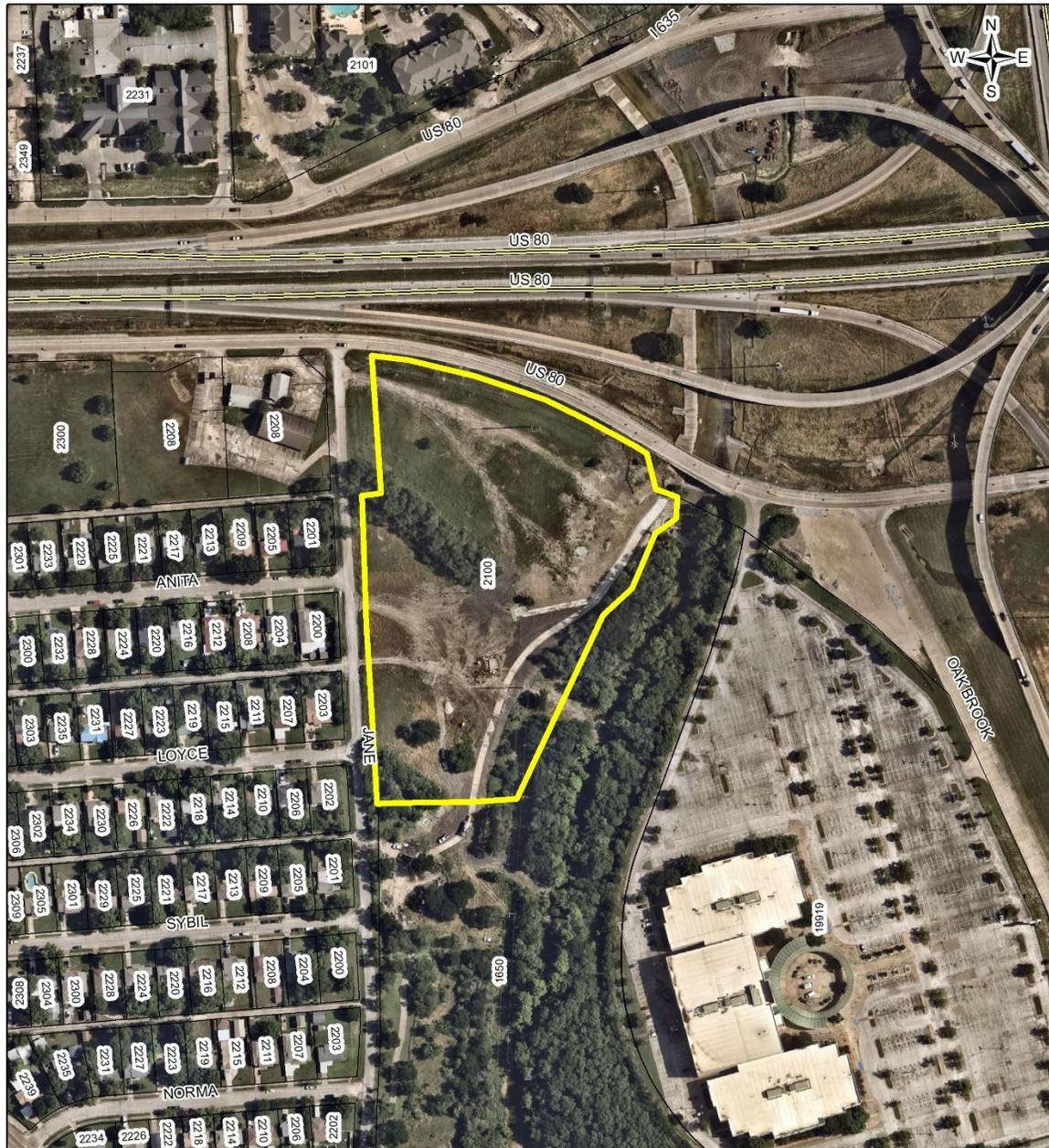
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1. Aerial Map
2. Public Notification Map

**File No.: Z0525-0397**  
**Zoning Change**

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 Notice

### Aerial Map



**Request:** Rezoning to PD-C to allow for warehouse distribution, brewery and other manufacturing uses.

**Applicant:** Austin McDaniel on behalf of Simple Development Partners

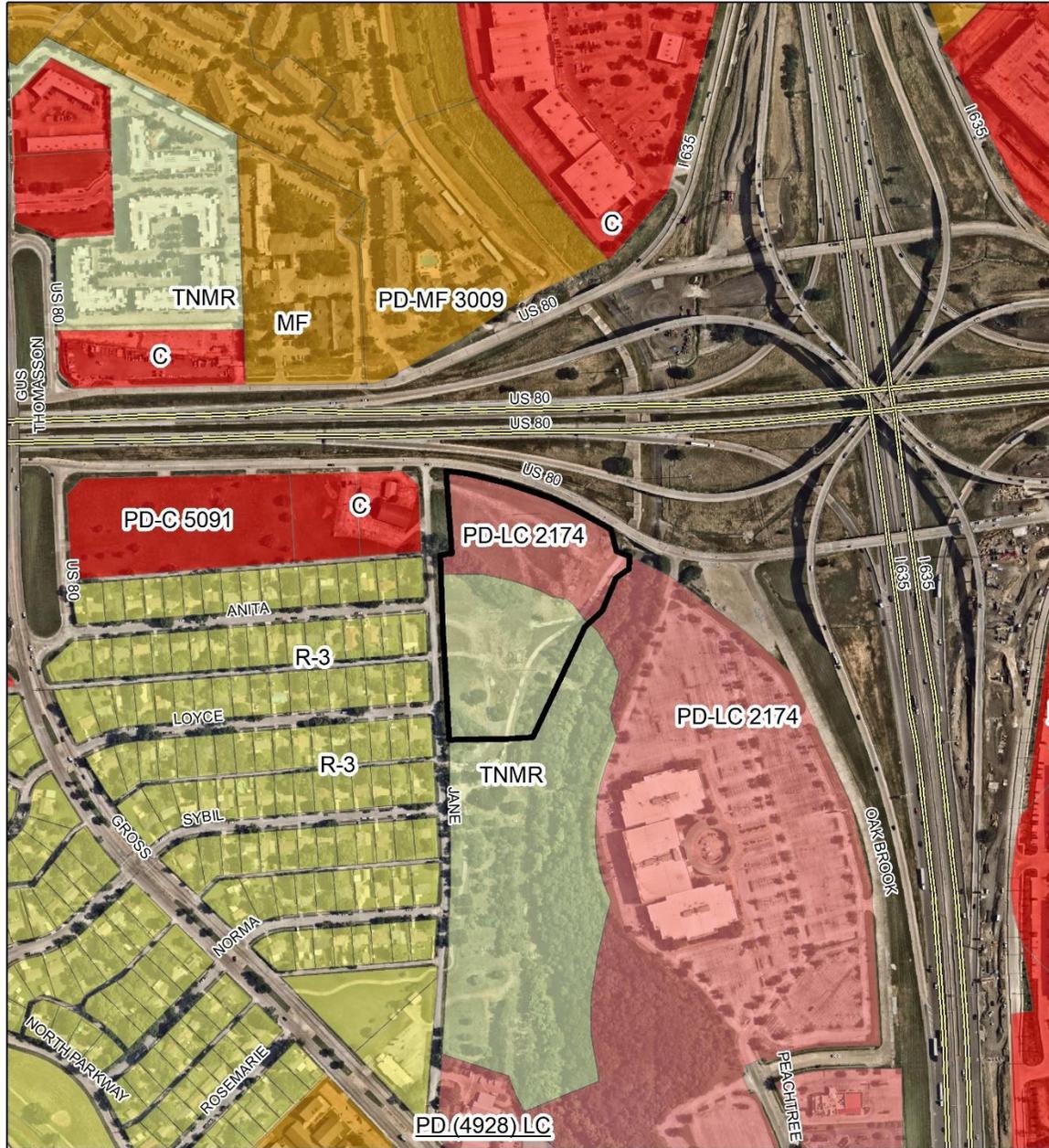
**Location:** 2100 E US HWY 80

**Legend**

 Subject Property



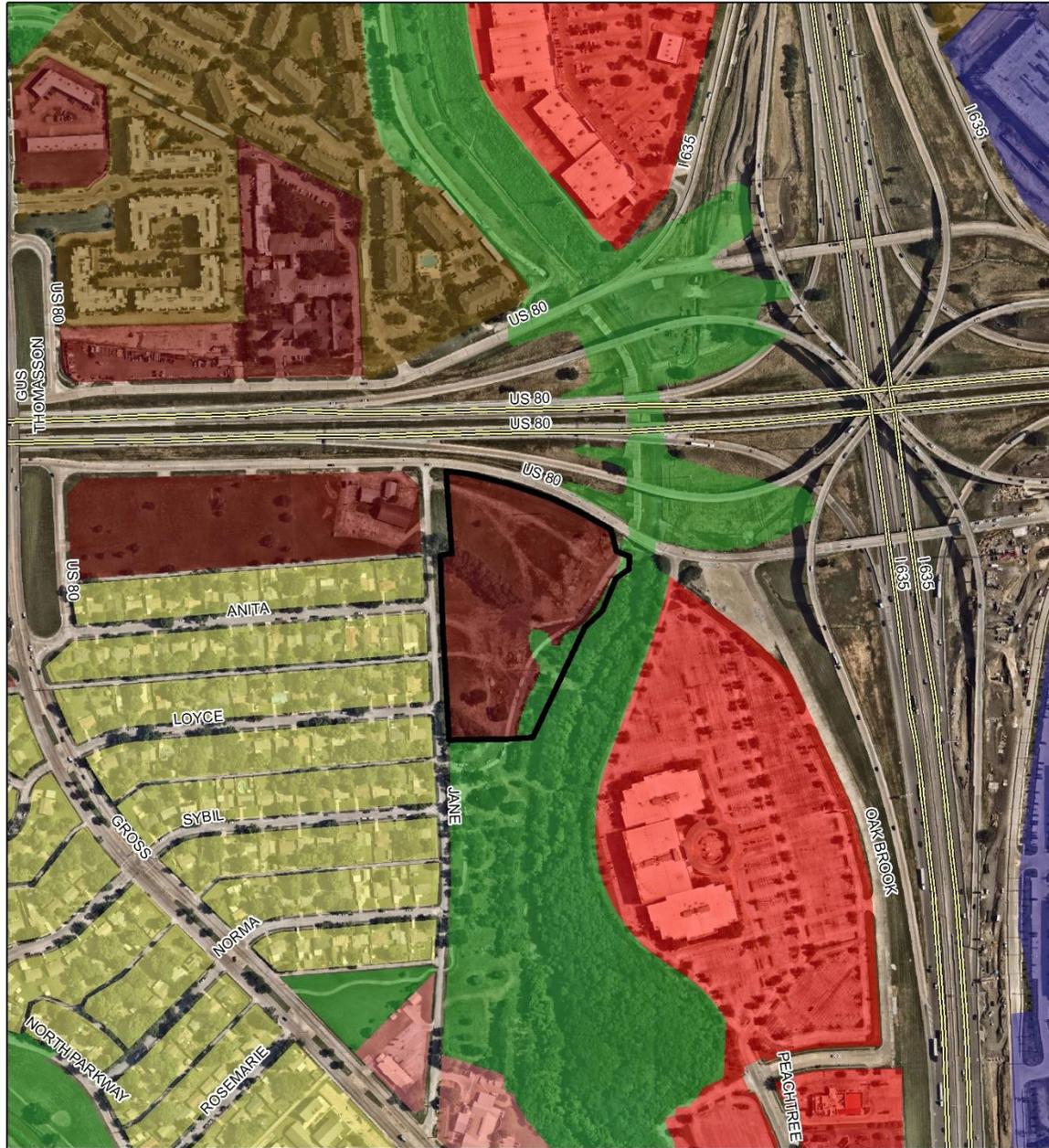
### Zoning Map



Legend		
	Subject Property	
	COMMERCIAL	
	GENERAL RETAIL	
	LIGHT COMMERCIAL	
	MULTIFAMILY RESIDENTIAL	
	SINGLE FAMILY RESIDENTIAL	
	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL	



### Future Land Use Map



**Legend**

Subject Property	High Density Residential	Commercial
US 80 Special Planning Area	Neighborhood Retail	Parks, Open Space, Drainage
Low Density Residential	Regional Retail	





From Jane St facing southeast towards subject property



From Jane St facing east towards subject property



Facing south along Jane St



Facing south from Jane St and US 80 service road



May 16, 2025

Via: Online

City of Mesquite Planning Department  
1515 N Galloway Avenue  
Mesquite, Texas 75149-2300

**Re:** PD Application – Narrative and Letter of Intent  
2100 US-80 Frontage Road  
Jane Street Development

Planning Department:

Simple Development Partners, developer, plans to develop the 7.00-Acre undeveloped tract located at 2100 US-80 Frontage Road into a light industrial development base zoning with additional PD development regulations as outlined in the attached 'Exhibit B' as part of the PD Submittal Documents. The existing zoning of the site is split between commercial and residential zoning classifications. As part of this proposed PD Application, we are proposing approximately up to 110,000 SF Light Industrial building along the frontage of Jane Street with associated improvements to the site.

The proposed 7 acre industrial distribution project near Hwy 80, I-635, and Jane Street in Mesquite is poised to deliver significant economic and community benefits. Strategically located at the intersection of major transportation corridors, the development aims to enhance job opportunities and stimulate economic activity in the area. Prospective tenants are expected to implement innovative dual-business models that synergize restaurant or tasting room experiences with wholesale production operations, adding a unique dimension to the local economy. Over the next decade, the project is projected to contribute at least \$15 million in real property value to Mesquite's tax base, supporting infrastructure improvements and public services. This development not only strengthens Mesquite's position as a key industrial hub but also promises long-term advantages for residents through job creation, infrastructure enhancements, and increased tax revenues.

Regards,

**McDaniel & Associates**

A handwritten signature in black ink, appearing to read 'Austin McDaniel', is written over a light blue horizontal line.

**Austin McDaniel, P.E.**

*Project Engineer*

AMcDaniel@McDaniel-Associates.com

## ATTACHMENT 6 – APPLICATION MATERIALS

### 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.
5. I understand that the City of Mesquite will not change the zoning of the subject property until Copper Acquisitions LLC completes its purchase of the subject property from Property Owner.

Property Owner: American Multi-Cinema, Inc.

Phone Number: 913-213-2651

Address: 11500 Ash Street

Leawood, Kansas 66211

Email Address: NiPearson@amctheatres.com

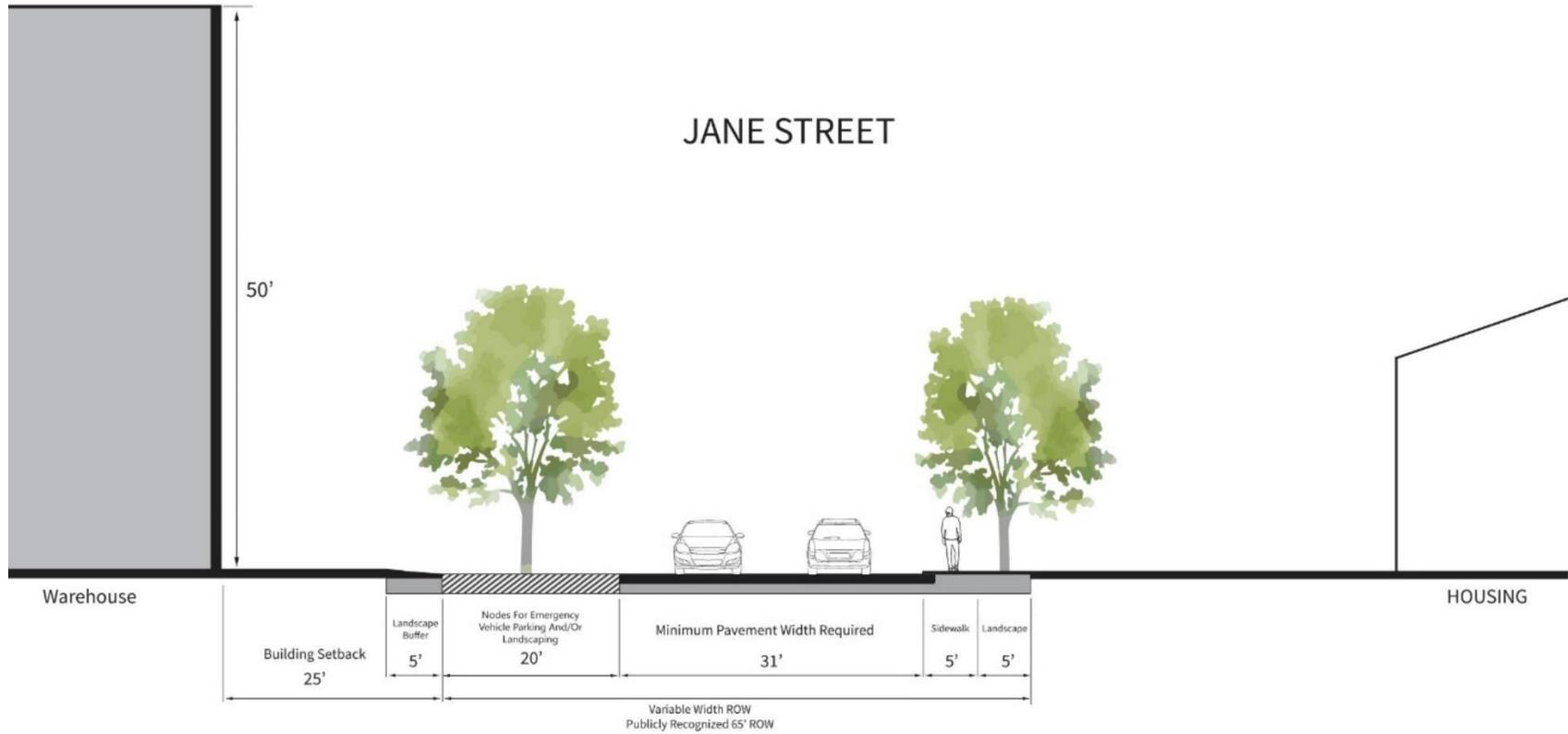


Signature: \_\_\_\_\_

Nichole Pearson, Vice President

[Each property owner must complete a separate authorization form](#)





Legal Description:

BEING a 7.00 acre tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas and being more particularly described in the deed to American Multicinema Inc recorded in Volume 97223, Page 3695 Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 capped iron rod cap illegible found at the intersection of Jane Street & U.S. Highway 80 E from which a “X” cut in concrete found in the west line of Jane Street same being the easterly most northeast corner of the tract described in deed Holy Tabernacle Church recorded as Instrument Number 200900305469 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) bears SOUTH 73°53'34” WEST, a distance of 67.52 feet;

THENCE NORTH 40°41'07” EAST, with a distance of 7.17 feet to a 1/2 inch capped iron rod set in the south right-of-way line of U.S. Highway 80 E. same being the beginning of a curve to the right having a radius of 1889.86 feet;

CONTINUING along the arc of said curve to the right an arc length of 508.76 feet, passing through a central angle of 15°25'27” (having a chord bearing of SOUTH 73°03'13” EAST, a chord distance of 507.22 feet) to a point for corner;

THENCE with the south right-of-way line of U.S. Highway 80 E. the following courses: SOUTH 15°11'31” EAST, a distance of 99.77 feet to a point for corner; SOUTH 72°43'19” EAST, a distance of 46.26 feet to a point for corner;

THENCE departing the south right-of-way line of U.S. Highway 80 E. and with the common line of the tract described in deed to City of Mesquite as recorded in Volume 93122, Page 995 (D.R.D.C.T.) the following courses:

SOUTH 09°56'38” WEST, a distance of 38.31 feet to a point for corner;

SOUTH 50°15'12” WEST, a distance of 46.28 feet to the beginning of a curve to the right having a radius of 150.00 feet;

CONTINUING along the arc of said curve to the right and arc length of 120.63 feet, passing through a central angle of 46°04'45” (having a chord bearing of SOUTH 25°23'58” WEST, a chord distance of 117.41 feet) to a point for corner;

SOUTH 48°26'21” WEST, a distance of 70.00 feet to the beginning of a curve to the left having a radius of 538.90 feet;

CONTINUING along the said curve to the left an arc distance of 393.71 feet, passing through a central angle of 41°51'32” (having a chord bearing of SOUTH 27°30'35” WEST, a chord distance of 385.01 feet) to a 1/2 inch capped iron rod inscribed “Barron Stark”;

SOUTH 87°22'26" WEST, a distance of 214.88 feet to a 1/2 capped iron rod inscribed "Barron Stark" set in the east right of way line of Jane Street, from which a 1/2 inch capped iron rod cap illegible found for reference bears SOUTH 02°37'34" WEST, a distance of 4.95 feet;

THENCE departing the common line of the said City of Mesquite tract and continuing with the east right-of-way line of Jane Street the following courses:

NORTH 02°37'34" WEST, a distance of 547.85 feet to a set 1/2 capped iron rod inscribed "Barron Stark";

NORTH 87°22'26" EAST, a distance of 15.00 feet to a set 1/2 capped iron rod inscribed "Barron Stark";

NORTH 02°37'34" WEST, a distance of 275.91 feet returning to the POINT OF BEGINNING and enclosing 7.00 Acres (304,923 Square Feet) more or less.

### EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

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

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C District classification as set out in the MZO except as modified in subsections “a – c” of this paragraph, and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection 2 below.
  - a. The permitted uses requiring a conditional use permit (“**CUP**”) as set out in the MZO, also require a CUP for the use to be permitted on the Property.
  - b. The following uses are permitted within the PD:
    - i. SIC Code 42: Warehousing Distribution (as defined in Section 3)
    - ii. SIC Code 208: Alcoholic beverage manufacturing (as defined in Section 4)
  - c. The following uses are allowed only by CUP in this PD:
    - i. SIC Code 20-399: Manufacturing Uses, general
2. **Prohibited Land Use.** The following uses are prohibited on the property:
  - a. SIC Code 32a: Concrete Batch Plants
  - b. SIC Code 40(a): Railroad Passenger Terminal
  - c. SIC Code 61: Alternative Financial Institutions
  - d. SIC Code 593: Used Merchandise
  - e. SIC Code 593a: Pawnshops
  - f. SIC Code 5993: Tobacco Stores
  - g. SIC Code 7299a: Massage Parlors, Turkish and Steam Baths
  - h. SIC Code 753: Automobile Repair Shops
  - i. SIC Code 754b: Towing/Wrecker Services
  - j. Outdoor storage as a primary use
3. **Warehouse Distribution Definition.** Warehouse Distribution is defined as a

building or facility used for the storage and distribution of items/products, which may include:

- a. receiving, storing, shipping, distributing, preparing, and selling items/products and serving as a pick-up/drop-off location for items/products;
- b. the parking, storage, incidental maintenance, fueling and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery and trailers, including outdoor loading and unloading;
- c. printing;
- d. limited assembly as defined below;
- e. warehouse and office use;
- f. using, handling or storing materials in the ordinary course of business, including any packaged merchandise to be sold, handled, and/or held for shipment to customers, maintenance of trucks and machinery, and fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in this definition;
- g. installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment;
- h. installing and operating battery storage systems, electrical generators, and fuel tanks; and
- i. ancillary and related uses for any of the foregoing, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis.

Definition:

Limited Assembly - The assembly of finished products or parts, predominantly from previously prepared materials. Such operations shall be determined by Health, Fire, and Building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

4. **Alcoholic Beverage Manufacturing Definition.** An establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages that takes place wholly inside a building. Additional provisions include:
  - a. A taproom or an establishment permitted under a Brewer's License (BW) from the Texas Alcohol Beverage Commission (TABC) where alcoholic drinks are served over a counter is permitted within the same building or a separate building on the same lot as an alcoholic beverage manufacturing use.

- b. Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with TABC regulations.
  - c. Except for loading, unloading, and outdoor seating areas for serving retail customers, all activities must occur within a building.
  - d. Silos and containers of spent grain are allowed as outdoor storage.
5. **Dimensional Requirements:** The lot, setback and height regulations shall be provided per Section 3-301 of the Mesquite Zoning Ordinance except as provided herein:
  - a. Maximum Lot Coverage (%): 75
  - b. Minimum Front Yards (Feet): 25 ft
  - c. Minimum Exterior Side Yards (Feet): 10 ft
  - d. Minimum Rear Yards (Feet): 5 ft
  - e. Maximum Building Height (Feet): 50 ft
6. **Mobile Food Unit.** Any mobile food unit park shall be provided per Section 3-512 of the MZO, except that Section 3-512(B)(2) of the MZO shall not apply.
7. **Parking.** The minimum number of off-street parking spaces shall be provided per Section 3-400 of the MZO except as provided herein:
  - a. A minimum of one (1) vehicle space for every 1,500 square feet of gross floor area used for distribution, warehousing, manufacturing, office, or storage use.
  - b. A minimum of two (2) vehicle parking spaces for each marked or otherwise designated Mobile Food Unit Stall.
  - c. The required parking for eating place and/or taproom associated with the brewery within the PD may be shared with the parking shared with parking for distribution, warehousing, manufacturing, office, alcoholic beverage manufacturing, and storage uses at a ratio of 1:1 (each parking space may be counted toward both the eating place and other uses due to their complementary peak demand times.
  - d. Off-site parking. Required parking for a use may be provided on a separate lot within the PD; provided, a permanent and irrevocable easement of the parking facilities in favor of the premises to be benefited thereby shall be dedicated and recorded in Dallas County records as a condition of such use.
  - e. Reduction in the required parking requirements may be provided by Section 3-405 of the MZO.
8. **Overnight Parking of Heavy Load Vehicles.** The overnight parking of heavy load vehicles and/or unmounted trailers is permitted as defined in Section 3-600 of the MZO in areas designated on the Concept Plan, if it is associated with a valid Certificate of Occupancy for a use located in any building within the Property.

9. **Screening.** The screening requirements of Section 1A-300 of the MZO are not required except that the truck court (including heavy-load vehicle parking, overhead doors, or loading docks) shall not face a residential district or a public right-of-way without screening. Where not screened by a building, the truck court facing a residential district or the right-of-way shall be screened with an 8-ft tall masonry wall or a living screen pursuant to Section 1A-303D. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
  - a. A Solid Landscape Hedge under Mesquite Zoning Ordinance’s Section 1A-303.D shall consist of large evergreen shrubs or small ornamental evergreen trees. These shrubs/ornamental screening plants shall be planted a maximum of eight feet (8’) on center and be full to the ground. Mature plant growth should provide continuous screening. Acceptable Screening species include, but are not limited to, Magnolias, Hollies, Cedars, or Junipers.
  
10. **Fencing.** If fencing is provided, it shall consist of the following:
  - a. Chainlink (black coated) or wrought-iron fence is permitted up to 8-ft in height along the interior or rear property lines.
  - b. Barbedwire or galvanized chainlink is prohibited.
  
11. **Landscaping.** The Property shall comply with the landscaping requirements of Section 1A-200 of the MZO and with the following buffer requirements. Landscaping shall be provided to create a harmonious streetscape edge containing native plant materials and drought-tolerant shrubs and trees.
  - a. Jane Street Buffer. A 10-ft landscape buffer shall be established along the property line parallel to Jane Street. A buffer tree line and shrubs shall be established within the landscape buffer. Five feet of the landscape buffer may be located in the Jane Street right-of-way.
  - b. US E 80 Service Road Buffer. A 10-ft landscape buffer shall be established along the property line parallel to the service road. A buffer tree line and shrubs shall be established within the landscape buffer.
  - c. Heritage Trail Buffer. Any parking space or truck court facing the Heritage Trail shall include a parking screen.
  - d. Tree Spacing and Planting Standards. Within the designated landscape buffers or the adjacent green space within the right-of-way, one tree shall be planted for every 35 linear feet. Trees shall be spaced no more than

35 feet apart (on center). Buffers shall also include woody perennials, annuals, native plant materials, and shrubs.

- e. Modifications. The Director of Planning and Development Services may approve modifications to the landscaping and buffer requirements to accommodate right-of-way improvements, engineering and utility constraints, or emergency service access. Modifications may include adjustments to planting materials and placement but shall not waive the overall requirement for landscaping or buffering.

12. **Exterior lighting.** Lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards.

- a. Light sources shall be concealed or shielded with luminaries with shielding, skirts, or cut-offs with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent Property. For purposes of this provision, “cutoff angle” is defined as the angle formed by a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
- b. In no case shall exterior lighting add more than one footcandle to illumination levels at any point off-site.
- c. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.
- d. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
- e. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
- f. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

13. **Jane Street.** No Certificate of Occupancy shall be issued for any use permitted use on the subject property until the following improvements are completed in compliance with all applicable city standards:

- a. Jane Street shall be reconstructed from the US E Highway 80 service road to and including the southernmost drive approach to the Property to the standards identified in the Mesquite Engineering Design Manual, as approved by the Public Works Director.

14. **Site Plan.** The site plan shall comply with the Concept Plan as shown in Exhibit

C. Deviations from the Concept Plan 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. Modifications can include the following:

- a. Add a stand-alone building for an eating place on the property.
- b. Placement of the buildings provided that the required setbacks are met.
- c. Devise the main building into two or more spaces or divide the main building into two buildings, provided the total floor area does not exceed 110,000 square feet.
- d. Move the location of the commercial access drives on Jane Street, or include up to three total commercial access drives on Jane Street, subject to approval of the Public Works Director.





CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

RECEIVED  
JUN 20, 2025  
PLANNING AND ZONING

**LOCATION:** 2100 US E HWY 80  
(See attached map for reference)  
**DCAD NUMBER:** 65146262310340100  
**FILE NUMBER:** Z0525-0397  
**APPLICANT:** Austin McDaniel on behalf of Simple Development Partners  
**REQUEST:** From: Planned Development – Light Commercial Ord 2174 and Traditional Neighborhood Mixed Residential  
To: Planned Development - Commercial with or without a Conditional Use Permit

The applicant is requesting a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a zoning change to Planned Development – Commercial with modified development standards. The purpose of the request is to allow a light industrial development that includes uses permitted in the Commercial zoning district, as well as warehouse distribution, beverage manufacturing, and other manufacturing uses. As part of the approval process, City Council may choose to allow these uses either by right or by Conditional Use Permit. Additional information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](http://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**

Approximately +/- 11.345-acre tract in Samuel A Haught Abstract 567, TR 11

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, June 23, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, July 21, 2025**, located at 757 N. Galloway Ave. Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@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 p.m. on **June 19, 2025**, to be included in the Planning and Zoning Commission packet and, by **June 27, 2025**, 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: Z0525-0397  
I am in favor of this request  
I am opposed to this request   
Name:(required) Jennifer Baker  
Address of Noticed Property: 2200 Anita Dr.  
Owner Signature: Jennifer Baker Date: 6-17-2025

Reasons (optional): not enough room. Paper attached!

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

To the Planning Zone

OK. Mesquite, first you wanted to build apartments on top of our homes. Now warehouses. I don't understand you. Would you like for your family to live like this? We all know the answer to that! We are a residential area! no need to rezone! We have been here for many years! We already here all the noise of wrecks & sirens all the bumps for 635 & Hwy 80 that's so loud that we can't sit in our back yards & have a good time because of the noise. Now you want to add more! Shame on you all! If you want to build things like that - then buy our homes and build what ever you want. Other wise leave things alone! What happen to our so called park? The grass in places are taller than I am! Just stop with this crazy mess! I want be able to be there in person. I just had spinal surgery. over →

But please consider all I said.  
Again would you live here  
with you own family? Buy our  
homes & build what ever.  
We here off Gene should have  
to live like that just because  
the City wants us too!

Jennifer Baker  
2200 Anita Dr  
Mesquite, Tx. 75149



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

RECEIVED

JUN 20 2025

PLANNING AND ZONING

LOCATION: 2100 US E HWY 80  
(See attached map for reference)  
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FILE NUMBER: Z0525-0397  
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**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 or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on June 5th to be included in the Planning and Zoning Commission packet and by June 20th, 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: Z0525-0397  
More information is available at:  
[www.cityofmesquite.com/ZoningCases](http://www.cityofmesquite.com/ZoningCases)

Name:(required) Tim Key  
Address of 2203 Norma Dr  
Noticed Property:  
Owner Signature: [Signature] Date: 6/15/2025

Reasons (optional): Against it!!! Will reduce property value of neighborhood, Jane St is not suitable for the big trucks to travel on

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