



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0525-0395
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 14, 2025
City Council: Monday, August 4, 2025

GENERAL INFORMATION

Applicant: Birat Dhakal and Kash Patel, Triangle Engineering
Requested Action: A zoning Change from PD-Industrial (Ord. 5119) to Planned Development - Industrial to amend the existing concept plan to include an additional flex office building.
Location: 1202 IH 30

PLANNING AND ZONING ACTION

Decision: On July 14, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0 to amend PD-Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building.

SITE BACKGROUND

Platting: Not Platted
Size: Approximately 2.5248 acres/109,981 square feet
Zoning: PD - Planned Development
Land Use: Vacant
Zoning History: 1962: Property was Annexed into the City of Mesquite
1964: Zoned to A-1 (Multifamily) and Commercial
1983: Zoned to Planned Development - Multifamily
1985: Zoned to Planned Development - Light Commercial (Ord. 2124)
2024: Zoned to Planned Development - Industrial (Ord. 5119)

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and LAND USE. Rows for NORTH, SOUTH, EAST, and WEST directions.

### **CASE SUMMARY**

---

The applicant is requesting an amendment to the existing Planned Development – Industrial zoning approved in August 2024. The subject property, approximately 3.61 acres in size, was originally approved for a flex office/warehouse development and is bisected by a sanitary sewer easement. Under the original approval, the primary structure was to be located on the northwest portion of the site, slightly crossing the easement. As part of that approval, the applicant agreed to relocate the sanitary sewer line at their own expense and abandon the existing easement.

The proposed amendment seeks to revise the concept plan to include an additional 4,875 square-foot flex office space in the southeast corner of the property. This new building area expands the development’s functionality and provides additional space options for tenants. The original building footprint of approximately 22,040 square feet remains unchanged in the northwest portion of the site. With the amendment, the site will now offer a total of 26,915 square feet of flex space, designed to accommodate either a single user or multiple tenants.

According to the applicant’s updated statement of intent, the overall development continues to target mid-sized users who do not require the larger footprints offered in the nearby Urban Park 30 industrial district. The applicant has reiterated the flexibility of the site layout and building design, emphasizing the ability to subdivide space as needed. No changes are proposed to the list of permitted uses, and the applicant has not requested any deviations from the development standards outlined in the Mesquite Zoning Ordinance. All uses will remain consistent with those permitted in Industrial zoning districts.

### **MESQUITE COMPREHENSIVE PLAN**

---

The *Mesquite Comprehensive Plan* designates the subject property as Light Industrial. The type of land uses generally includes manufacturing facilities, indoor warehouses, storage facilities and industrial business parks. Light industrial should be located along arterial thoroughfares, in proximity to freeways, rail lines, or areas with access to other transportation outlets.

#### **STAFF COMMENTS:**

As part of the original 2024 Planned Development approval, a Comprehensive Plan Amendment was approved to change the future land use designation of the property to Light Industrial. The current request to amend the concept plan—specifically to include an additional flex office space—does not alter or conflict with the approved land use designation. The proposed amendment remains consistent with the intent and policies of the Comprehensive Plan.

### **MESQUITE ZONING ORDINANCE**

---

#### **SECTION 5-511: APPROVAL STANDARDS FOR CREATION OR AMENDMENT OF A PD DISTRICT.**

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

**STAFF COMMENTS:** The proposed amendment promotes the public health, safety, and welfare by maintaining compliance with all applicable development regulations and by supporting the city’s economic development objectives. The addition of a 4,875 square-foot flex office space provides opportunities for a wider range of business types and potential employment, which benefits the city.

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

**STAFF COMMENTS:** The proposed amendment is consistent with the Comprehensive Plan, which designates the property as Industrial. The additional flex office space aligns with the plan's intent to support employment-focused development in industrial areas.

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

**STAFF COMMENTS:** The proposed amendment supports the City Council's strategic goals by encouraging job growth and maximizing underutilized industrial land.

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

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

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

**STAFF COMMENTS:** The proposed amendment is compatible with surrounding industrial and commercial uses. The added flex office space aligns with nearby zoning and maintains the character of the area.

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

**STAFF COMMENTS:** The area has experienced significant industrial development, including the construction of five industrial buildings in 2020, like the PepsiCo facility. The proposed amendment aligns with this ongoing trend by adding flexible office space within an established industrial corridor.

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 remains suitable for its current Planned Development – Industrial zoning.

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

**STAFF COMMENTS:** Adequate public facilities, including roads, utilities, and emergency services, are currently available to service the property. The applicant has previously committed to relocating the sanitary sewer line as needed.

9. Whether the proposed PD amendment 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 amendment offers greater public benefits by allowing increased flexibility in building design and maximum use of the property.

10. The degree to which the proposed PD amendment 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 amendment incorporates a thoughtful site design by adding a flex office space that maximizes the use of the property.

11. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments.

## **CONCLUSIONS**

---

### **ANALYSIS**

Staff has reviewed the proposed Planned Development amendment to add an additional flex office on the site and finds the proposal compatible with the surrounding existing developments.

### **RECOMMENDATIONS**

Staff recommends approval of the zoning change to amend the PD-Industrial Ordinance No. 5119 by modifying Exhibit C (Concept Plan) to include an additional flex office building.

## **PUBLIC NOTICE**

---

Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of July 7, 2025, Staff has received no returned notices.

## **ATTACHMENTS**

---

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Owner Authorization Form
8. Exhibit A - Legal Description
9. Exhibit B - Planned Development Standards
10. Exhibit C - Concept Plan

# Aerial Map



Applicant: Birat Dhakal and Kash Patel, Triangle Engineering  
Location: 1202 IH 30  
Request: PD Amendment

### Legend

 Subject Property

0 30 60 120 180 240 Feet





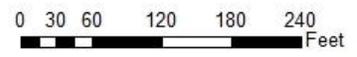
### Aerial Map



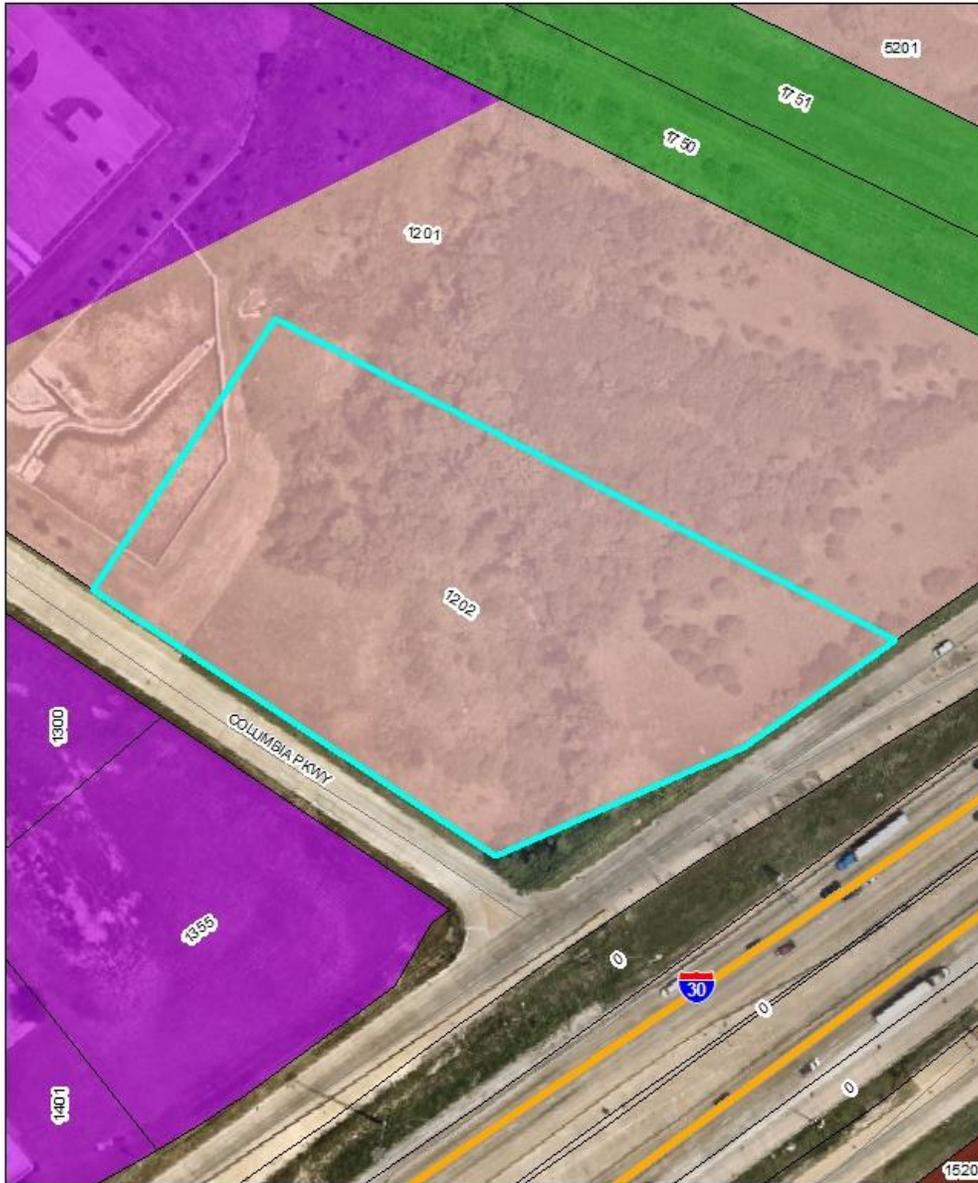
Applicant: Birat Dhakal and Kash Patel, Triangle Engineering  
Location: 1202 IH 30  
Request: PD Amendment

#### Legend

 Subject Property



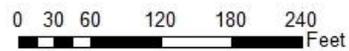
# Aerial Map



Applicant: Birat Dhakal and Kash Patel, Triangle Engineering  
Location: 1202 IH 30  
Request: PD Amendment

### Legend

 Subject Property





Columbia Parkway view of the subject property facing east



Columbia Parkway view of the subject property facing southeast towards Interstate Highway 30



Columbia Parkway view of the subject property facing northeast



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 150, Allen, TX 75013

## LETTER OF INTENT

May 06, 2025

Planning & Zoning  
City of Mesquite  
1515 N Galloway Ave

RE: Letter of Intent for amendment to Conceptual Site Plan on PD-5119

To Whom It May Concern,

This letter of intent is to inform the City of Mesquite to add an Industrial Flex Space building with approximate 4,873 sf building area on previously approved PD-5119 concept site plan.

Should you have any questions, please feel free to contact us.

Triangle Engineering  
TX PE FIRM #11525  
Kiew Kam, P.E.  
Senior Project Manager  
469-213-2268

Planning | Civil Engineering | Construction Management

OWNER AUTHORIZATION

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

Property Owner: Value Hospitality, LLC Phone Number: 972-339-8488  
Address: 7326 Durand Drive  
Irving, TX 75063 Email Address: patelparit@yahoo.com  
Signature: *Parit Patel*

Each property owner must complete a separate authorization form

**Exhibit “A”**

**Property Legal Description**

Being a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, in Dallas County, Texas, being the same tract of land conveyed to Bess Bieler, Mike Bieler and Thomas M. Smith by deed recorded in Volume 2005125, Page 4694 of the Deed Records of Dallas County, Texas, Save and Except a portion of said tract conveyed to City of Mesquite, Dallas County, Texas, by deed recorded in Volume 88248, Page 3828 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC) at the intersection of the Northwest right-of-way line of U.S, Highway 1-30 (variable width R.O.W.) and the Northeast right-of-way line of Columbia Drive (variable width R.O.W.), said point being the South corner of herein described tract;

Thence North 55 Degrees 17 Minutes 28 Seconds West, along the Northeast right-of-way line of said Columbia Drive, a distance of 328.00 feet to a 1/2 inch iron rod found for corner, said point being the most westerly South corner of a tract of land conveyed to Columbia Mesquite Health System, L.P., by deed recorded in Volume 97115, Page 3782 of the Deed Records of Dallas County, Texas, same being the West corner of herein described tract;

Thence North 34 Degrees 34 Minutes 12 Seconds East, departing the Northeast right-of-way line of said Columbia Drive, along the most westerly Southeast line of said Columbia Mesquite Health System, L.P. tract, a distance of 261.19 feet to a 1/2 inch iron rod found for corner, said point being the North corner of herein described tract;

Thence South 58 Degrees 53 Minutes 17 Seconds East, along the most easterly Southwest line of said Columbia Mesquite Health System, L.P. tract, a distance of 473.93 feet to a 1/2 inch iron rod found for corner in the Northwest right-of-way line of said U.S. Highway I-30, said point being the most easterly South corner of said Columbia Mesquite Health System, L.P. tract, same being the East corner of herein described tract;

Thence South 56 Degrees 25 Minutes 35 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 115.99 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 67 Degrees 38 Minutes 06 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 145.04 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 54 Degrees 54, Minutes 51 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 65.45 feet to the Point of Beginning and containing 109,981.26 square feet or 2.5248 acres of land.

**Planned Development Standards**

This Planned Development Industrial district (PD-I) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts the Industrial zoning district as the 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-I district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

1. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections "a" and "b" of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit ("CUP") is permitted in this district only by CUP.
  - a. The following uses are prohibited on the Property:
    - i. 177 – Concrete Work
    - ii. 178 – Well Water Drilling
    - iii. 1794 – Excavation, Foundation Work
    - iv. 1795 – Wrecking, Demolition Work
    - v. 40 – Railroad Passenger Terminal
    - vi. 5194 – Tobacco, Tobacco Products
    - vii. 554 – Limited Fuel Sales
    - viii. 593 – Used Merchandise
    - ix. 5947 – Gift, Novelty Stores
    - x. 5993 – Tobacco Stores
    - xi. 5999g – Paraphernalia Shop
    - xii. 61 – Non-depository Institutions, including Alternative Financial Institutions
    - xiii. 72 – Personal Services
    - xiv. 738c – Bail Bond Services
    - xv. 7992 – Golf Course
    - xvi. 7997b – Country Clubs
    - xvii. 842 – Arboreta, Botanical Gardens
  - b. The following may be permitted on the Property by CUP:
    - i. 75 – Automotive Repair Services by CUP
    - ii. Outdoor storage (outdoor storage/parking of truck and trailer parking as shown on the Concept Plan is permitted without a CUP)
2. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.
3. The truck court (including truck parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court

shall be screened with an eight-foot masonry wall or a living screen with an 8-ft wrought iron (ornamental) fence. The living screen shall consist of two offsetting rows of evergreen trees planted at a minimum height of 8 feet, planted 8-foot on center within a 10-ft landscape buffer. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.

4. No owner of a premises, or operator or manager-on-duty of any use within the district, shall allow any unmounted trailer to be parked or stored on the premises, or suffer or permit the owner or driver of a heavy load vehicle to park or store an unmounted trailer on the premises, unless the parking storage of unmounted vehicles is expressly authorized on the certificate of occupancy and the parking or storage is in compliance with any conditions therein, or unless the parking or storage is incidental to a use authorized on the certificate of occupancy.
5. Underbrush shall be cleared and regularly maintained in all areas left in a natural vegetative state.

